



P R E S S R E L E A S E

For immediate release---October 25, 2010

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Working Wharf on Johnson Bay Protected

A prime Lubec working waterfront parcel consisting of an historic wharf and former sardine factory was recently conserved by the Maine Department of Marine Resources in cooperation with the Land for Maine's Future Program. The Wharf at Factory "B," a waterfront parcel within the subdivision of the Wharf on Johnson's Bay LLC, will stay in private commercial ownership and will be permanently committed to commercial fisheries access uses. This is another step in safeguarding Maine's working harbors through the Working Waterfront Access Pilot Program (WWAPP).

Located on the northern side of the Lubec peninsula in Washington County, the 1.47 acre property which has about 500 feet of deepwater shorefront with all -tide access, contains a recently renovated 9000 square foot wharf, and a shoreside building complex that provides over 22,000 square feet of useful space.

Victor Trafford, who bought the property in 2006, has renovated the original factory building and introduced a compatible mixture of uses in which the fisheries products are landed on the wharf, then received and stored within the lower building level. On the floor above are rooms and apartments seasonally rented by summer visitors who prefer to stay where they can watch the working boats and fisheries activities. The wharf currently lands scallops, lobsters and periwinkles, and will buy clams from local fishermen in the future. The unlikely combination of upscale tourist accommodations and traditional working waterfront activities on the same property seems to be thriving.

According to Mr. Trafford, both seafood landings and room rentals are up considerably in 2010. "Lubec needs economic opportunities to provide more jobs and income," said Mr. Trafford. "This property provides seasonal rentals that are in high demand by tourists alongside working waterfront access which is important to the local fishermen. The combination seems to be doing well because visitors like to watch the fishermen unload their catch in a beautiful setting like Johnson Bay. This award allows me to invest in the commercial fisheries utility of the property and preserve the working waterfront character for future generations of eastern Maine fishing families."

Mr. Trafford applied for and received an award of \$341,500 from the Working Waterfront Access Pilot Program in exchange for a restrictive covenant that limits the residential or recreational uses to current approved spaces. The wharf and adjacent building spaces including a 4,500 square foot flowing seawater tank system with refrigeration capability will remain in perpetual use for commercial fisheries access, seafood storage and

processing. Plans are to use the funds to continue to renovate the working waterfront space with enhanced refrigeration, processing space and a renovated receiving area.

The WWAPP is jointly administered by the Land for Maine's Future Program (LMF) and the Maine Department of Marine Resources. The working waterfront covenant forever protects the site for fishermen's use. "There is such a rich tradition of commercial fishing activities in Washington County, and they are such an important part of the region's economy and heritage - it's a great accomplishment to ensure that this historic property will always remain available for those purposes," states George Lapointe, Marine Resources Department Commissioner and Chair of the LMF Board.

Although the WWAPP has committed to protect a total of 18 commercial fishing properties from Lubec to York, the funds have all been allocated and the future of the program rests on passage of a new bond for the Land for Maine's Future Program, which includes funds for working waterfront protection. There will be a Natural Resource bond referendum (Question #3) totaling \$9.75 million (\$1.75 million dedicated to the Working Waterfront program) that will be decided by Maine voters at the ballot box on November 2nd. Increasing interest in the program from working waterfront property owners supports estimates that there are approximately 100 commercial fishing properties in the state that remain unprotected and are critically important to much of coastal Maine's reliance on fishing for economic prosperity. For additional information on the WWAPP visit the website, www.wwapp.org.

Maine continues to be a model to the rest of the country through our efforts to preserve and protect working access. A national symposium on working access was recently held in Portland which hosted over 220 people from around the country sharing ideas and working models of programs in place to secure access.

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