

Stephen H. Burns

From: Mal Davis [REDACTED]
Sent: Tuesday, October 1, 2013 8:30 PM
To: Stephen H. Burns
Cc: Jim Davis
Subject: Questionnaire

Hello Steve,

My brother Jim has been keeping me informed of developments re. our land and your efforts to present information and answer questions. I am aware of the upcoming "cruise" of the land which I think is a good idea. Apparently there is a meeting on October 11 to entertain questions from townspeople. I am in Providence that evening and will not be able to attend, but I am providing answers to the three questions on the list which you gave to Jim. They are as follows:

Answers:

Question 8-The property was purchased by our grandfather, Malcolm McIntire approximately 120 years ago. The exact date (unknown to us) is probably imbedded in records at the town hall. The open field to the north was used for light farming with a few farm animals and crop growing (e.g.; cattle corn) until about 1960. Since then the fields have been a source of hay for local farmers. We are unaware of any forestry activity on the wooded portion of the land, at least not in our lifetime. The land was passed down to our mother, Mary McIntire Davis, and upon her passing to us in equal shares.

Question 2 & Question 3 - The Davis family has had a tradition of cooperation with the town having previously made land available to the Grammar School for expansion of its playground areas, making available to Central Maine Power a right-of-way to the north end of the subject property for laying power lines to the citizens east of the land and into York Harbor, and transferring significant tracts of land to the York Land Trust to the north and to the south and southwest of Rt. 91 for purposes of assisting with the Agamenticus-To-The-Sea initiative. Our mother was always loath to develop her properties, and was very conservation minded, as a good citizen of the town.

It is easy to hand tracts of land down from one person to the next. It becomes more difficult to transfer land when there are multiple owners, only to increase in number with each succeeding generation. Right now there are 3 owners, each living in Maine and each approximately 70 years old. The next generation will bring 7 owners living in Arizona, Illinois, Connecticut, New Jersey, New Hampshire and Maine. The following generation will bring 11 more owners. This is why it has become difficult these days to pass along land from generation-to-generation; too many people with divergent interests and financial resources. Thus, for basically estate planning reasons, the present owners have decided to sell the land.

In keeping with our mother's spirit and interest for the good of the town, we wanted to give the town a right of first refusal, believing that this land would be ultimately used for the betterment of the citizens of the community. She would have liked that. Barring the town's disinterest in the property, we will have no choice but to have it developed so that we can monetize it in order to discharge our individual estate planning objectives.

I would be happy to discuss these three Questions with you in further detail if you would like. Also, I would be happy to provide any other information that I have available and which might be of help to you at the forthcoming meeting.

Thank you.

Mal Davis