



**Town of Windham**  
Office of the Town Manager  
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Windham, ME 04062

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To : Mr. and Mrs. Timothy and Linda Morrell  
From : Barry Tibbetts, Town Manager  
Date : April 13, 2021  
Re : Memorandum of Understanding for the purchase of 585+-acres abutting Lowell Preserve

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### MEMORANDUM OF UNDERSTANDING

The Town of Windham and the Presumpscot Land Trust are actively working together and seeking partners to purchase the parcels representing the 585+ acres of Falmouth Road located at the top of Little Duck Pond.

These parcels are:

- |                   |                   |
|-------------------|-------------------|
| - Map 17 Lot 22   | - Map 16 Lot 54   |
| - Map 17 Lot 4    | - Map 34 Lot 20   |
| - Map 16 Lot 47   | - Map 16 Lot 48   |
| - Map 16 Lot 43   | - Map 17 Lot 16   |
| - Map 16 Lot 47-1 | - Map 16B Lot 47A |
| - Map 17 Lot 4A   |                   |

The Town has engaged a licensed appraiser with experience in large parcel valuation for public access/conservation.

The intent of this memorandum is to identify core steps for acquisition while providing options.

- The Town and coalition are intending to purchase these parcels at a fair market valuation between the parties.
- The Town is pursuing a coalition approach to funding including Federal, State, Presumpscot Land Trust, Portland Water District and local options.
- The Town recognizes the properties are not off the market during this process, but a right of first refusal would be offered to the community within a mutually reasonable agreed upon timeframe.
- The parties agree to earnestly pursue a sale resolution but respectively reserve their rights subject to final purchase and sale conditions.
- Both parties acknowledge to accomplish this large-scale purchase with appropriate funding may take 1-2 years or so.

IN WITNESS, WHEREOF, the parties have caused this Agreement to be signed by their duly authorized officer.

Signed, sealed, and delivered in the presence of:

Barry Tibbetts \_\_\_\_\_  
WINDHAM TOWN MANAGER

\_\_\_\_\_  
DATE

Timothy Morrell \_\_\_\_\_  
Property Owner

\_\_\_\_\_  
DATE

Linda Morrell \_\_\_\_\_  
Property Owner

\_\_\_\_\_  
DATE