

1. Land Bank Agenda 11 10 16

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Commission Members: Simon Rucker, Tom Jewell, Patrizia Bailey, Meri Lowry, William Mann, Rene Perry, Colleen Tucker, Bryan Wentzell and Councilor Justin Costa.

Land Bank Commission Agenda

November 10, 2016

5 PM

City Hall

**389 Congress Street ~ Room 24
(Basement)**

Agenda Items

Acceptance of Meeting Minutes – October 2016 (5 min)

Old Business (55 min)

- Redlon Woods acquisition
- Rail Trail – Colleen
- PATHS trails maintenance plan- Ethan

The Land Bank Commission is responsible for identifying and protecting open space resources within the City of Portland. The commission seeks to preserve a balance between development and conservation of open space important for wildlife, ecological, environmental, scenic or outdoor recreational values.

Land Bank Commission
Meeting Minutes
October 13, 2016

Attendance: Doug Roncarati, Ethan Hipple, Meri Lowry, Simon Rucker, Justin Costa, Pat Bailey, Laurie Mondor, Rene Perry, Tom Jewell, Kara Wooldrik

Meeting Minutes - Justin pointed out that council was spelled wrong and asked for Brendan, Finance Director's name be corrected and his title added. With those modifications, a motion was made to accept the minutes by Simon, which was seconded by Pat and all were in favor.

Annual Status Report – Doug skimmed over it and did not see any big issues. Pat would like to vote to finalize this report by the end of this meeting. Pat asked if anyone had any additional comments subject to filling in the financial blanks. We will figure out how to file this report, all in favor to file this report.

Redlon Woods – Pat discussed that Ethan and Sally have met with Greg Mitchell who has been brought up to date with a complete tour to begin moving forward with the potential of all these pieces of land to be put in the Land Bank. Greg suggested getting maps with watersheds and waterways. His first action item will be to meet with Jon Jennings to make sure he is on board with this. The neighbors are inviting Ed Suslovic on October 31st to visit this site and have a meeting. Greg has been asking for additional information to put this together which Doug has been helping him with. Ethan said that since our last meeting TAPIC has met and this was discussed; Greg is part of TAPIC. This has moved forward from that committee. Doug discussed that when people build in this area it puts a lot of drainage issues towards the Capisic stream and this should be noted. Pat stated that when she walked the site the drainage issues were a visible problem. Tom feels that when bringing this before council they will question if this is buildable. Doug stated even the appraiser commented that it would be extremely expensive to build on these lots. Pat believes that it would be cost prohibitive to build here as well. Doug mentioned they would have to build a road to even get to the lots. Pat asked if Justin could come and take a walk through this property; he said he would look at his schedule. Justin did state that he feels that it would be better to have staff answer about whether development possible and not Land Bank. Greg Mitchell will be able to answer these questions for the council. Next step, Greg is hoping to meet with Jon before the end of the month, start communicating with the land owners and inform as many city council members about this. Pat said we have donations totaling \$2,300. We have also been informed what our balance is with the city. Tom would like to get a neighbor or two that would put a letter together stating what a value resource for them. Doug said we might consider some of the pictures he has taken of wet areas, ledge areas in the packet so people can see.

Oat Nuts – Doug has asked for an appraisal quote.

PATHS – Not too much has happened yet in terms of putting together some specs. Nothing has really moved forward due to time constraints. Tom has suggested that we include invasive species removal, Ethan said yes that was part of the survey done this past summer. Doug mentioned that the head waters of Dole Brook are located here and this is a stream they have been working very hard to protect. There is city land around this to prevent this from getting worse. Tom asked Ethan for an estimate, roughly \$10,000, depending on how accessible we want to make it. If we are looking at real improvements and bringing some trails back this will add cost. Tom is hoping that they are keeping something that would be low maintenance in mind. Ethan stated that consolidating the access to the brook might be able work in. They are on track for spring construction.

Parks Commission – Meri stated that the commission did not meet last week. Doug, Jeff Tarling, Jaime Parker, Ethan and herself had a meeting trying to clarify on what are parks are. Meeting transformed into discussion into other open spaces. She stated that Jeff Tarling was a fantastic resource. They will be meeting again to ensure that they are in agreement that official parks in statutes. Some properties are under both ordinances and one of the duties of PC is to keep an inventory of parks which we do not currently have. There are some that are not within the statute so they are not protected. Objective is to clarify some of the city owned properties to come up with a list; primary purpose is to provide an inventory.