

1. Land Bank Commission Agenda

Documents:

[AGENDA 12 21 16.PDF](#)

1.1. Land Bank Subcommittee Minutes

Documents:

[MINUTES - LBC SUBCOMMITTEE \(12-21-16\) FINAL.PDF](#)

Portland, Maine



Yes. Life's good here.

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

December 21, 2016

11:00AM

Department of Public Works

55 Portland Street – Engineering Conference Room

Agenda Items

Consideration and discussion of land parcels

(60 min)

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.

Minutes - Land Bank Commission Subcommittee (12-21-16)

11am - Department of Public Works, 55 Portland Street

Attendees: Doug Roncarati (City staff), Tom Jewell (LBC), Simon Rucker (LBC), Roger Berle (Portland Trails), Kara Wooldrik (Portland Trails), Pat Bailey (LBC)

No Agenda

HCP-14. Kara thinks at least one of these parcels has development potential and Iberdola is exploring these options. Doug thinks it's not easy to develop because of the Resource Protection Zone, shoreline on the brook and the area is too marshy. The parcels comprising HCP-14 are actually owned by Iberdola USA Foundation Inc., who previously called Kara due to their discussions about development of this area. Actual address is 204 Rand Road, CBL 257 A005. Kara will get back in touch with Iberdola and say LBC is interested in looking at this property for conservation. LBC point of contact for Kara will be Simon.

HCP-15 Stroudwater River corridor. The Rogers family property, Camelot Farm, has been for sale for approximately one year. Potential exists for a 100 unit subdivision, according to Kara. Would the LBC do a conservation easement which could be done without any expenditure of funds, along the river for shoreline protection? Tom thinks that a developer might be interested. Would probably have to subdivide the parcel so it can be wholly within the LBC and so there is not portions of lots under LBC control and it is not just tied to zoning boundaries. There are a number of Portland Trails and other conservation property in the area, including Stroudwater Trail. CBL 246 A003, 1700 Westbrook Street. Snyder is west of the road on the border with Westbrook, for now the LBC will not pursue these parcels because there is not contact with the landowner (CBL 243 A001). There is a deer yard easement over the portions around Hutchins Drive - this area is owned by Spring Harbor Hospital aka Maine Med, south of the river. CBL 239A A003. Tom and Jamie will go out and revisit this property and contact Spring Harbor.

TAPC properties

The new rules create a process - Pat wants to know how this process works. Simon has found the rules for TAPC disposition which are outlined in Order 190-15/16 "Amending the Rules for the Disposition of City-Owned and Tax-Acquired Property", enacted on April 4, 2016. According to these rules, we are in the period of review by the City Treasurer and the LBC needs to complete review of the current list and send the LBC recommendations to the City Manager. Doug feels that given the wide range of municipal priorities, the City Manager would not want to automatically put all of our requests in LBC without careful consideration. Other departments and committees would need to review the list for their purposes. LBC needs to make the case for the parcels LBC thinks should be in LBC. Simon will look at the current TAPC list which has notations about which the LBC should forward to the City Manager for review. Redlon Woods lots are very important.

Oatnuts Park

Greg (need last name) is reviewing the appraisals. Pat is wondering if we can we get him help some help in reviewing LBC project due diligence. Can the LBC formally look into hiring somebody? Pat will continue to try and get him to advance this review.

Agenda review

Pat would like to find a way to streamline so old business is quickly covered. City council uses a clock.

Cliff Island parcel, formerly HP-3 (need CBL information). Could the LBC take an easement instead of fee interest? Would we be able to work with Oceanside Conservation Trust?

HCP-12, Fairpoint Pines off Davis Farm Road (CBL 368 B003). Roger will try and see about this one, which features popular walking paths, steep terrain, drainage features (to the Presumpscot River) and very large pines. [Note: Jeff Tarling, City Arborist, has previously stated that this area was considered for the Maine Critical Areas Program. This program was replaced by the Maine Natural Areas Program and Fairpoint Pines is not on their Focus Area or Forest Block list.]

Capacity

Pat thinks LBC needs more capacity to complete these projects. Tom thought we might consider hiring somebody (hourly) for negotiations after we get appraisals etc. Doug recalls that City personnel need to be involved in the process, because LBC commissioners do not have authority to negotiate with landowners or bind the City to agreements. We need to make sure we follow these rules while advancing conservation projects.

Adjourn - 12:25pm

Minutes taken by Simon Rucker