

1. Land Bank Commission Meeting

Documents:

[LAND BANK AGENDA 04132017.PDF](#)
[LAND BANK MINUTES 03092017.PDF](#)



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

April 13, 2017

5:00 P.M.

**Portland, Maine City Hall
389 Congress Street, Room 24
(Basement)**

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| I. | Citizen Comment Period | (5 min) |
| II. | Agenda Items | |
| | a. Acceptance of Meeting Minutes- March 9, 2017 | (2 min) |
| | b. New Business | |
| | i. Inquiry on Land Bank parcel by Riverside Golf | (30 min) |
| | c. Old Business | (30 min) |
| | i. Update on Redlon Park Acquisition | |
| | ii. Update on CMP License Agmt for Rail Trail – Mike Goldman | |
| | d. Communications/Updates | |
| | i. Report from Parks Commission – Meri | (10 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.



In attendance: Commission members: Tom Jewell, Pay Bailey, Simon Rucker, Colleen Tucker and Meri Lowry. Portland Trails member Roger Berle and Kara Wooldrick. City Staff: Doug Roncarati, Ethan Hipple, Alli Carroll, and Greg Mitchell. Finally, the general public.

Tom called the meeting at 5:04 p.m.

Pat motioned to enter into an executive session and Simon seconded.

Land Bank Commission going into executive session pursuant to 1 M.R.S.A. 405(6)(C) to provide guidance to staff on negotiations for acquisition of property in the Redlon area.

Meri moved to end the executive session and Simon seconded.

Citizen Comment Period

No one wished to speak at this time.

Agenda Items

a. Acceptance of meeting minutes – January 12, 2017

Colleen provided grammatical and spelling errors thus being: “queue” and “roll should be role.” Colleen moved to accept the minutes as amended. Meri seconded. Passed unanimously

b. Old Business

a. Camelot Farm Development

Michael Barton and William Savage of Acorn Engineering spent time presenting their part in the Camelot Farm Development to the Commission and to the general public in attendance. As of now they are working with about 55 acres that they would like to turn into housing and open space. They are currently working with the planning department to change the zoning from R1 to R3 or something there other. They consider their view on the design as a modern take on a traditional neighborhood. The housing would be single family housing units and then a piece of land preserved for open space. What Mike and Will are proposing is that about 45% of the property or 25 acres stays as open space. Pat asked if they are proposing the open space to be protected by Land Bank or if it is in the deed as open space? Mike replied that that is what is currently in discussion. Tom mentioned that this land has been on their wish list for some time but wanted to clarify that he put this on the agenda as an informational item. Land Bank cannot control the development process. Land Bank then allowed the public to comment on this informative topic.

Eva Frank approached the Land Bank Commission first. She is of the Stroudwater area for about 18 years is 100% opposed to this development. As a community, they want to keep the entirety of Camelot Farms as open space. She then pointed out that the land that is currently indicated as open space in this development proposal is a full river. She believes that there are many problems with this development. They are interested in saving this land and have reached out to foundations and to the Maine Farmland Trust. The developers still need a zoning change and finance for their proposal to work and then they will purchase the land.

Mary Davis then spoke on behalf of her community. She said that she has two goals. One being to stop the insane development. The community understands the planning department is behind it but the second goal is to let the City Council know that the Commission is interested in the land. The community has to look to the future. If they can stop the zone change and obtain financing, they are interested in saving the land. Charleston Smith, the Vice President of the Stroudwater Village Association, then spoke and said that they have had several meetings with the developers and are still not convinced that these “starter homes” are ideal for this area. Our position as an association is preservation. They hope that Land Bank can and will

inject. Mike interjected and said that they have developed concept plans for the R1, R2, and R3 zonings. The one presented to the Land Bank is the R3 zone plan. Carl then replied that if the R1 zoning permits, 83 houses will be built and taking into account the areas that are... It's a question of density.

Mihku Paul then approached the Land Bank Commission and said Portland is growing very rapidly. Her understanding of the Land Bank Commission is that part of their job is to take the long view. Once this area goes to an R3 zone, anything can happen. There are wonderful possibilities for the land if it stays as an R1 zone. Gardens for the community and many outdoor environmental educational experiences, for example. What will exist there in 20 years?

Meri then spoke of the conversation they had at the combined Parks Commission and Land Bank Commission meeting and that it was mentioned that they are permitted to provide commentary to the development process. Meri inquired as to whether the Land Bank Commission had any additional feedback for the public attending and Colleen suggested that the Commission members discuss the matter in Executive Session before releasing any position statement to the public. Tom said that if zoning changes then we will visit this topic more.

b. Update on PATHS improvement project

Ethan said that they have been dealing with a lot of snow, so not a lot has progressed. Once weather improves we will be getting cost estimates. There has been a one week hitch for the Maine Conservation Crew. The Parks Division has applied for a crew depending on that and the FY18 budget. Jaime Parker and his crew have already made improvements in certain areas. Meri mentioned that Portland Trails has given so much to the City. The partnering has been great for the City.

c. Update on CMP license for Riverton Rail Trail

Colleen did not have an update. She said that Michael and CMP are in direct communication. He is drafting or reviewing a proposed license to CMP.

d. Oat Nut Park parcels

Doug mentioned that they obtained appraisals for the parcels, and met with assessors to try to figure out how we designate these parcels when they are privately owned and part of Land Bank. This will now be up for negotiation.

In addition to other parcels, Tom mentioned that they are looking at the proposed Fore River Sanctuary that has been on their wish list forever. Kara said that CMP had come to her and said they were looking at possibly getting rid of the 31 acres. Tax assessed \$230,000. CMP mentioned that they definitely want to sell this. They came to Kara first. She asked for specifics regarding time line and amounts but answers were vague but they said that they would work with the Land Bank. So right now, Greg is looking at it from economic development perspective.

c. Communications/Updates

a. Report from Parks Commission

Meri reported that from the combined Land Bank and Parks Commission meeting, it is Michael Goldman's view that as currently written, under the ordinance, City Council cannot go forward with the sale or development of any land unless the Land Bank gives a positive recommendation. It is agreed that this is subject to change. It still takes a supermajority and a referendum to remove something from the Land Bank. Everyone agreed that the meeting was very useful and thanked everyone for their time and efforts.

Tom called the meeting to adjourn at 6:27 p.m. All in favor.