

1. Land Bank Commission

Documents:

[LAND BANK AGENDA 10122017.PDF](#)
[LAND BANK MINUTES 09142017.PDF](#)



Commission Members: Tom Jewell, Patrizia Bailey, Simon Rucker, Meri Lowry, William Mann, Colleen Tucker, Roger Berle, Steve Morgenstein, and Mayor Ethan Strimling.

Land Bank Commission Agenda

October 12, 2017

5:00 P.M.

**Portland, Maine City Hall
389 Congress Street, Room 24**

- I. Citizen Comment Period (5 min)
- II. Agenda Items
 - a. Acceptance of Meeting Minutes- September 14, 2017 (2 min)
 - b. New Business (20 min)
 - i. Properties surrounding Capisic Pond – Camille Alden
 - c. Old Business (60 min)
 - i. TAPC Subcommittee Report – Simon/Doug
 - ii. Redlon Woods Update - Pat
 - iii. Oat Nuts Park Parcel Update - Pat
 - d. Communications/Updates
 - i. Report from Parks Commission – Meri (5 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.



Commission Members: Tom Jewell, Patrizia Bailey, Simon Rucker, Meri Lowry, and Colleen Tucker. City Staff: Michael Goldman, Doug Roncarati, Greg Mitchell, Ethan Hipple, and Alli Carroll. Members of the public: Simon Thompson, Andrew Butcher and George Rheault

Land Bank Commission Minutes
September 14, 2017

Meeting began at 5:04 PM

I. Citizen Comment Period

George Rheault began with a few non-agenda items that he wanted to bring to the Land Bank Commission's attention. The summary of the public comment from last month's minutes was too brief. He wants it to be clear that the Board of Directors of Portland Trails should communicate to the City their recommended representative. The City should be documenting that. In addition, the Maine Audubon Society, according to the ordinance is supposed to have a seat at this table but they are not represented. Might be good idea for the Land Bank to ask them to fill their responsibility. If they don't want to they should make that known. Tom replied that they passed early on and also both the Portland Trails Representative and Maine Audubon Representative are nonvoting members so it has been treated very informally.

George continued by questioning the 42-acre purchase on Warren Ave. He said that if the parcels are going to be recognized as a Hadlock Field sub then it is a conservation and the Land Bank fund should be reimbursing the City CIP for that purchase.

Doug said that the 42-acres has been identified as important watershed. The owner at the time, had bought the land to develop the part on Warren Ave. and then decided to sell the rest of it because it was undevelopable. The City decided to purchase that land. Then the issue of Hadlock came to light and this purchase got two birds with one stone. At this time, they are going to be exploring storm water litigation on that site. Don't know what it will look like yet. Doug and Tom agree that Land Bank doesn't have to pay for it.

II. Agenda Items

a. Acceptance of Meeting Minutes - August 10, 2017

The Commission agreed that the minutes do not have to be so in depth in the future. Pat moved to accept the minutes of August 10, 2017. Colleen seconded. Passed with four in favor. Simon abstained.

b. New Business

i. Parks Conservancy – Blue Sky Commission Report

Simon Thompson of the Facilitator for the Blue Sky Commission came to give a brief description of their current process. Simon met with the City Manager yesterday and is learning a lot about the City by stopping by on the different Commission meetings. Also learning a lot from Sally and Ethan about the Parks, Recreation & Facilities Department. The conversation of building a Conservancy started in March. He was brought in in July to help facilitate. It is a six-person commission that meets every two weeks but it is at initial stages right now. Doug thinks someone from Public Works should be involved. The Commission thanked Simon for coming. They are pleased that the Commission and City will have a close relationship.

Michael left at 5:52 PM.

ii. Forest Avenue Parcel

Simon moved to go into executive session. Meri seconded. Passed unanimously.

- 1. NOTE:** Pursuant to 1 M.R.S.A. 405(6)(C), the Commission will go into executive session to provide City staff general policy guidance regarding possible real-estate acquisition negotiations.

c. Old Business

- i.** The Commission would like to recommend that the City Council accept the donation of certain Redlon Woods parcels and place them in the Land Bank along with TAPC Redlon Woods parcels. Pat referred to a memo and map regarding the project.

Pat moved to approve a recommendation to City Council that TAPC parcels (177 F020, 177 F021, 177 F022, 177 F023, 177 F019, 193 B006, 193 B007, 193 C001, 193 C002, 193 C003, 193 C004, 193 C005, 193 C006, 193 C007, 193 C014, 193 C015, 193 C016, 193 C017, 193 C018, 193 C019, 193 C020, 193 D003, 193 D004) and donated parcels (Part of 193/e031, Cott Donation) be given Land Bank designation. Meri seconded.

George Rheault took a moment to express his frustrations. He does not believe that the presentation is up to par or clear. He also does not believe enough information has been made public about this project. Pat replied that she respects George's opinions however she does not appreciate his negative comments regarding the presentation and effort made into this project considering all members are either volunteers or staff who work extremely hard. Greg added that this information has been made available at many public forums whether at the Land Bank Commission or the Economic Development Committee meetings. Ethan reiterated that the Parks Division is behind this project because the Trust for Public Land study identified areas that are a ¼ mile from a park or trail. This particular area is what is considered a park desert. This would fill that gap.

Tom asked all in favor? Passed unanimously.

ii. TAPC Subcommittee Report

Simon had brought a list for Commission review but due to lack of time, Pat suggested members look over the list in the next month and they will present and vote in October.

d. Communications/Updates

i. Report from Parks Commission

Member of the Planning Department had a presentation on the update of the USM Roundabout project. It was a very welcomed update. Park that could have been removed is now reserved. Park is not on the Land Bank Registry which is why he's not here.

The developer of the 155 Sheridan Street Development next to Fort Sumner Park came and gave an extensive presentation. Being respectful of the view and is putting on a green roof.

There were five-minute presentations from friends of different parks groups to express their interest in specific projects for the CIP plan.

Portland Landing is amazing because the City is being forward thinking about expected sea rise. There is a lot of thoughtfulness of access to the water from the park.

Meeting finished at 6:32 PM.