

1. Land Bank Commission Meeting

Documents:

[LBC AGENDA 11092017.PDF](#)

[LAND BANK MINUTES 10122017.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

November 9, 2017

5:00 PM

Portland, Maine City Hall

389 Congress Street, Room 24

- I. Citizen Comment Period (5 min.)
- II. Agenda Items
 - i. Acceptance of Meeting Minutes: October 12, 2017 (2 min.)
 - ii. New Business
 - iii. Old Business (60 min.)
 - a. Update on Redlon Woods/TAPC Parcels. The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) and (E) to discuss real estate negotiations and the City's legal rights and duties.
 - b. Oat Nuts Park Parcel Update. The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) and (E) to discuss real estate negotiations and the City's legal rights and duties.
 - c. Forest Ave. Parcel abutting Riverton Elementary School. The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) to discuss real estate negotiations and the City's legal rights and duties.
 - d. Paper Street Subcommittee
 - e. CMP License - Kara
 - f. PATHS update
 - g. Camelot Farm Development Status
 - h. Verizon Pines (Davis Farm Road) Update

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.

- i. Land Bank Commission Report Update
- iv. Communications/Updates (5 min.)
 - a. Report from Parks Commission - Meri

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, Patrizia Bailey, Simon Rucker, Meri Lowry, Roger Berle, and Steve Morgenstein. Staff members: Sally DeLuca, Ali Carroll, Doug Roncarati, and Camille Alden. Members of the public: George Rheault and Cynthia Cochran

Land Bank Commission Minutes

October 12, 2017

The meeting began at 5:04 PM.

I. Citizen Comment Period

George Rheault began the citizen comment period by clarifying what he said during the September meeting because he believed the minutes were not an accurate representation. Specifically, during the comment period of the Redlon Woods agenda item. His intentions were not to go after staff or volunteers. He stated that Redlon Woods has been on the Land Bank Commission table for more than two years and the record that was presented in the last meeting could have had more information included. Unfortunately, it was sparse and there were errors that should not have been made. He said he respects the Commission but it is simply hard to follow what the Commission does here. Also, just because the Commission has an idea doesn't mean they have a license for public to agree with it. Finally, he mentioned an email that he sent to Pat at the beginning of 2017 regarding concerns that have been longstanding.

Cynthia Cochran of the East Bayside Neighborhood Association followed. She is trying to visit all open space commissions to figure how it all works together. She stated that it is hard for the general public to understand how everything works together. She wonders if there is there a better way to explain to the general public like on the website.

The Commission then gave a brief overview of what their goals and responsibilities are. Their mission is to identify open space that should remain open space because it has certain attributes that benefit the City; such as being designed to have trails, benches, and passive use. They can preserve those open spaces by adding them to the Land Bank Registry. They also receive donations and an allocation of funding from the City's CIP. They can potentially use these towards transactions they consider, including purchasing land. The Parks Commission differs from Land Bank because they only give recommendations. This is why the Land Bank Commission meets the week after the Parks Commission does. They wouldn't want to move forward with an open space transaction or issue without their input. City Council also needs the Land Bank Commission vote in order to consider a purchase or sale of land as well as a designation of property to the Land Bank Registry. Cynthia thanked the Commission for the information.

II. Agenda Items

a. Acceptance of Meeting Minutes- September 14, 2017

Meri moved to accept the meeting minutes of September 14th, 2017. Simon seconded. Passed unanimously.

b. New Business

i. Properties surrounding Capisic Pond

Camille Alden, a lead surveyor of the City's Public Works Department, presented a brief and informal presentation on the paper streets that were vacated within Capisic Park. Some of the streets about Land Bank properties on both sides. She mentioned this to Ethan Hipple who invited

her to present to the Commission.

Kara wondered if the streets abutting Land Bank properties would automatically go into the registry. Tom confirmed that they are now City land but are not formally considered in the Land Bank. Doug said in order to be considered they would have to look into it at a case by case basis. Meri suggested going out to look at them. Tom noticed the vacant lots at the end of Macy Street and stated that they should be looked at. He proposed creating a subcommittee to look into this further. Roger, Steve, Kara, Tom and Simon volunteered. Doug will sit in as needed. Camille would be happy to meet with them. She will also send Alli the other paperwork to distribute to the subcommittee.

c. Old Business

i. TAPC Subcommittee Report

Simon presented an updated list of TAPC properties. Those highlighted in green are proposed to be voted into Land Bank. Pat asked if this should be given to Greg Mitchell, go through an internal process, and then go to City Council with staff statements of support. Sally will confirm. Current Redlon Woods parcels listed in green will not be considered here because they are being handled separately. Comes down to six parcels:

335 E011, 345 A026 - two Riverton Rail Trail buffers,
404 E004, 404 E016 - two on Pine Grove Trail,
396 B026 - one in Oatnut Park, and
085 G027 - one on Peaks Island.

Affordable housing check will be added to the procedure.

ii. Redlon Woods Update

This will be going back to City Council on Monday, October 16th. It has been tabled it to get more information about the parcels and see the potential of affordable housing on the parcels.

iii. Oat Nuts Park Parcel Update

This has been voted on by this Commission to proceed with the purchase of these parcels. That information has been submitted to Greg for process. Pat will be talking to him in the next few days.

d. Communications/Updates

i. Report from Parks Commission

Meri informed the Commission on the EEWAP proposal to add a new step ramp to the East End Waterfront for human-powered watercrafts. This will help with safety and capacity issues.

Also, Ethan presented a national initiative that the Mayor is signing onto that will make the City work towards having citizens live a ten-minute walk from a park or trail. Currently the City is at 87%. Kara added that she plans to meet with Ethan about that because that percentage only considered City owned property. By adding Portland Trails ownership, the percentage could be higher.

Meri then brought up George Rheault's comment on the minutes and asked if everyone was okay with them not being so detailed. The general consensus was that the Commission had previously asked Alli to not be so detailed, so they are okay with the minutes as they are.

Roger moved to adjourn the meeting. Pat seconded. Passed unanimously.