



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Simon Rucker, Baxter Miatke, and City Counselor Anna Trevorrow

City of Portland
Land Bank Commission Agenda

May 10, 2023

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting remotely using Zoom.

The Land Bank Commission will conduct this meeting remotely via Zoom and in-person at Portland City Hall, room 24. Pursuant to the Hybrid Meeting Policy adopted by the Land Bank Commission. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please use the link below to join the webinar:

<https://zoom.us/j/98497248698?pwd=QjJlOUdoaitxMHZsb1V4RzRZbE50QT09>

Passcode: LandB8nk!3

Or Telephone:

**US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592
or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782**

Webinar ID: 984 9724 8698

- I. Call to Order
- II. Citizen Comment Period
 - i. Emailed citizen comment
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: April 12, 2023

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.



- ii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report
 - iii. Old Business
 - a. Hand Carry Boat Launch Evaluation Discussion- Hobart Street and Stroudwater Park (Waldo Street)
 - iv. Communications and Parcel Updates
 - a. Parks Report
 - b. Land Bank Commission Report
 - v. Commissioner requests for Agenda Items
- IV. Adjournment

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Thomas Nickerson <tnickerson@portlandmaine.gov>

Land Bank Public Comment - Fore River Kayak Access

George Rheault <george.rheault@gmail.com>

Tue, May 9, 2023 at 12:03 PM

To: landbank@portlandmaine.gov, Thomas Nickerson <tnickerson@portlandmaine.gov>, "Hipple, Ethan" <EHIPPLE@portlandmaine.gov>

A few thoughts on the planning around creating better access for kayakers in the Fore River basin (between I-295 bridge and Congress Street).

1. See ATTACHED recent press attention surrounding improvements being made at the Thompson's Point complex. Apparently they have desired a dock for some time and are planning both a temporary solution (summer 2023) and a more permanent fixture (2024).

The Land Bank should invite someone from the Thompson's Point team to give a public presentation at the Land Bank's next public meeting to better understand what is being planned here. City officials (planning and building departments) are already engaged (or will be soon) with representatives of Thompson's Point in order to appropriately permit the docking improvements - both temporary and permanent. It may make sense for the Land Bank (and City of Portland) to pursue the goal of improved public kayak access using Thompson's Point as a pilot project first before embarking on its own separate initiative.

2. The property line between the immediately abutting owner to the waterfront Stroudwater Park on Waldo Street and the city-owned open space should be demarcated so that members of the public understand what is public space and what is private space. Right now that is very unclear and acts as a disincentive to public access because of the perception that much of the open space may be someone's private side yard.

It also appears that the abutting owner has stored a large boat on public property over the years (visible in some Google Streetview images although the boat was removed in mid-April this year presumably because it is now in the water somewhere for the remainder of the boating season). Of course this cannot be known for sure without a clear understanding of where the property line exists and having some discussion with the abuttor about their boat storage.

3. It is pretty clear that there is plenty of room in Stroudwater Park to create a small parking area (3-4 spaces) to allow for off-street parking and access for kayakers to load and unload assuming a safe dock landing is provided for them at the water's edge (which currently has a steep drop-off during low tide). Such a parking area would address any neighborhood concerns about safety around cars parking along the shoulder of Waldo Street.



April 2023 - Press Herald Article re Thompsons Point Improvements Including Kayak Dock.pdf
585K

Hotel, concession building coming to Thompson's Point

pressherald.com/2023/04/17/hotel-concession-building-coming-to-thompsons-point/

By Ray Routhier

April 17, 2023



Large crowds gather at Thompson's Point for live performances in 2021. *Carl D. Walsh/Staff Photographer*

The management of Thompson's Point is in the process of adding a permanent concessions building and a dock to the arts and entertainment development on Portland's Fore River and hopes to break ground on a hotel there this year.

The work is taking place partly because Thompson's Point's schedule of summer concerts – presented by the State Theatre in Portland – will begin slightly later than usual. Last year, the concert venue had a show featuring the duo Sylvan Esso on May 26, but this year the first concert scheduled is on July 3, featuring Robert Plant and Alison Krauss.

"This year the touring schedule wasn't really starting until late June anyway, so we decided that, in this short time before event season starts, we'll get this work started," said Chris Thompson, one of the developers of the property.

Thompson also said that construction is scheduled to start this year on a 148-room hotel on the site, which has been part of the plan for the development since it was first announced more than a decade ago. Thompson said the hotel will be “part of the Marriott brand family.”



Thompson's Point is an arts, retail and entertainment development on the Fore River that includes several event venues and food- and arts-related businesses. The Children's Museum & Theatre of Maine is also located at Thompson's Point.

Work is underway now on a bar and concession building that would provide food and beverages during Thompson's Point events all year long, including large concerts and smaller events in the summer and ice skating in the winter, said Thompson. The building would combine three shipping containers, each 8 feet wide by 40 feet long.

The work happening now is mostly for utilities and site preparation, and the building itself probably won't be open until after the summer concert season but in time for the Thompson's Point ice rink to open for skating, Thompson said. There will also be a smaller permanent bathroom building next to the concession structure.

Also this spring, work may begin on building a dock on the Fore River, so that people can kayak or canoe to the development, Thompson said. A long aluminum ramp will lead from a platform on shore to a float in the water, where people can dock, Thompson said. But most of that work will likely take place after the summer concert season, to be used next year.



Thompson's Point hosts major summer concerts, like Guster, seen here. A concessions building is being built on the site now, and a hotel may be coming soon. *Photo by Matt Cosby*

Thompson's Point began hosting major touring music acts on its large riverside field in 2015. Some 16 shows presented by the State Theatre are scheduled for Thompson's Point this year so far, including Goose on July 6, Rebelution on July 8, Fleet Foxes on July 11, Cake on July 16, Maggie Rogers on July 31 and Aug. 1, Guster on Aug. 12-13 and Dispatch on Aug. 19.

The new concession building will supplement the food trucks and mobile bars and concessions at big concerts, and will also be open during other events and activities at Thompson's Point. It also may stay open to provide food and drink for people who are using the field or out for a stroll when there are not events, Thompson said.

© 2023



Thomas Nickerson <tnickerson@portlandmaine.gov>

3 Waldo Street Parcel - Tax Assessor Image

George Rheault <george.rheault@gmail.com>

Tue, May 9, 2023 at 12:13 PM

To: landbank@portlandmaine.gov, Thomas Nickerson <tnickerson@portlandmaine.gov>, "Hipple, Ethan" <EHIPPLE@portlandmaine.gov>

FYI - Here is a good view of the abutting property (3 Waldo Street) and Stroudwater Park.

In this image, it is clear that the owner is storing their boat in the off-season on public property.

SEE ATTACHED IMAGE



3 Waldo Street Parcel Beside Stroudwater Park.pdf

119K

3 Waldo Street Parcel



© All EagleView Technology Corporation



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Simon Rucker, Baxter Miatke, and City Counselor Anna Trevorrow

City of Portland
Land Bank Commission Agenda

April 12, 2023

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a hybrid digital (zoom)/in-person meeting.

Physical location of meeting for April 12th, 2023 will be Portland City Hall, room #209

DUE TO USER AND TECHNICAL ERROR, THIS MEETING WAS NOT RECORDED AND EXPERIENCED AUDIO ISSUES DURING THE MEETING. THIS HAS BEEN ADDRESSED.

- I. Call to Order
- II. Citizen Comment Period-one comment from George Rheult.
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: March 8, 2023
 - ii. New Business:

Update from Ethan regarding homeless encampments as it related to the LandBank. The reason many of the encampments still remain is because we have not had room in any of the local shelters. Housing availability, mental health and drug addiction are a few of the factors affecting the homelessness. There are reasons i.e safety to the public, for immediate clearing. Focusing all efforts at getting people indoors.

Staff are spending up to 60% of the work day towards managing the encampments. Reporting 150 tents.

 - a. Secretary's Report - Nothing to report
 - b. Treasurer's Report - Nothing to report
 - c. Wetland Report – Coolidge
 - d. Confirming Land Bank Commission meeting times - Ethan Discussion around the meeting time and place. If the Land Bank wants to continue to meet in 209, meeting date and time would need to change. If we choose to stay in room 24 we can keep the meeting time and date as is. Majority of members would like to keep the day and time as is.
 - e. Update on homelessness and Land Bank properties - Ethan (10 Minutes)
 - iii. Old Business
 - iv. Communications and Parcel Update:
 - a. Parks Division Report- Ethan discussed. In the process of hiring a new arborist. First project will be a city wide master tree plan.

- b. Going into tree planting season. Currently planning to plant 150 trees.
- c. How does the city assist the community within individuals group clean-up events? Park rangers and Parks Conservancy promote recruiting volunteers who do small or large spring clean ups with the materials to pick up trash. We will then pick up all the gathered trash at the conclusion of the event.
- d. Our waterways were also mentioned for cleaning and learning.
- e. Bagged animal feces being dropped down the water grills. is becoming a big problem for the waterways.
- f. Affordable housing was discussed as it relates to the land bank. Reusing existing space for Affordable Housing. There is a position open on the LandBank commission from the Portland Trails.
- g. Boat Launches that lead to water resources having public access. Which would add a few parking spots on Land Bank property. Some neighborhood members have concerns and would like to have a meeting in regards.
- h. Stroudwater park is interested in having its own boat launch/ activities. Program is funded by The Parks and could be added to the next agenda.
- i. Ethan discussed the Youth Corps Program. The Parks Conservancy funds the program and we provide the staffing. Much of the work done by them is on Land Commission land.
- j. What's going on with Congress Square Park? Phase one is almost complete. CIP and private funding. The roadways need to be resolved.
- k. Parks Commission Report – Jon, CIP focus may also be on prioritizing where to spend the money.
- l. Union Branch Parkway. Libbytown to Parkside. Exciting new pathways through the city. The state will be installing the trail. Tracks will still remain.
- m. Green Space gathering is in the process of being planned by a few new commissioners. Does the Land Bank wish to be involved? Jon will ask the planners if Land Bank can be helpful and how?
- n. Additional Land Bank signage was discussed.
- o. Discussion around the Parks Commission providing guidance for the larger mega events. Since C3 the application process has been reviewed and refined.
- p. Davis Family Pines Update – Jon, Ticks are out! Jon has a meeting scheduled with the owner of this property. Trees, ravine and brook are what the Land Bank is interested in.

Commissioner requests for Agenda Items
Stroudwater boat launch possibilities.

IV. Adjournment

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1 | Land Bank Commission
landbank@portlandmaine.gov

Portland Landbank Commission Hand Carry Boat Launch Discussion

5/10/23

Background

The Fore River in Portland does not have formal adequate public “**hand carry**” boat launch access to the river

Handy Carry is defined as canoe, kayak, stand up paddle board or other craft that can be carried by hand to the water (no trailers)

Thompson’s Point has indicated plans for installing kayak docks, but this may have restrictions (private property, paid parking, etc.)

Land Bank Commission Ordinance allows for limited capital improvement of land bank property. If it is more than 10% of commission’s budget, then approval is needed by City Council.

(c) *Land bank property management.* The Commission may expend land bank funds for administration, maintenance, management and limited capital improvement of land bank property, provided, however, such expenditures shall not exceed 10% of the commission’s budget without a 2/3 vote of the commission and approval by the City Council.



Hand Carry Boat Launch Examples

EZ Launch



Boat Launch Examples

- City of Westbrook/Ferguson Waterworks gave presentation to Land Bank Commission in February 2023

[Home](#) • [Government](#) • [Boards & Committees](#) • [Westbrook Environmental Improvement Corporation](#) • [Projects](#) • [Boat Ramps & Floats](#)

Boat Ramps & Floats

Westbrook Environmental Improvement Corporation (WEIC) contributed to the financing of three boat ramps and floats along both the north and south embankments of the Presumpscot River. The ramps and floats provide public access to the river and encourage recreational activities such as canoeing, kayaking and fishing.



Westbrook Boat Launches on Presumpscot River



Land Bank Property Evaluations

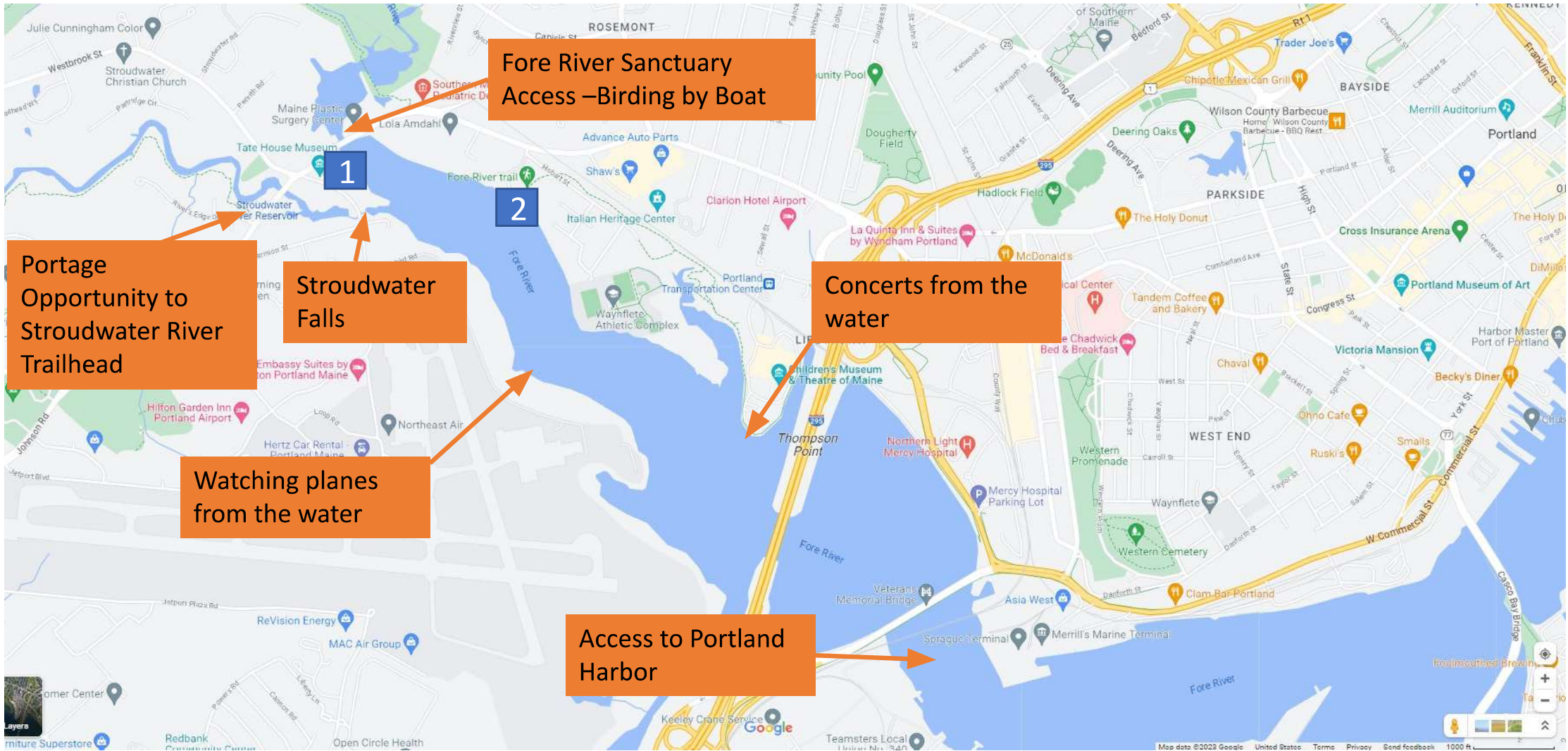
1) Stroudwater Park (Waldo Street / Congress Street)

- Dual designation - Portland Park Dedicated as Land Bank Property Interest

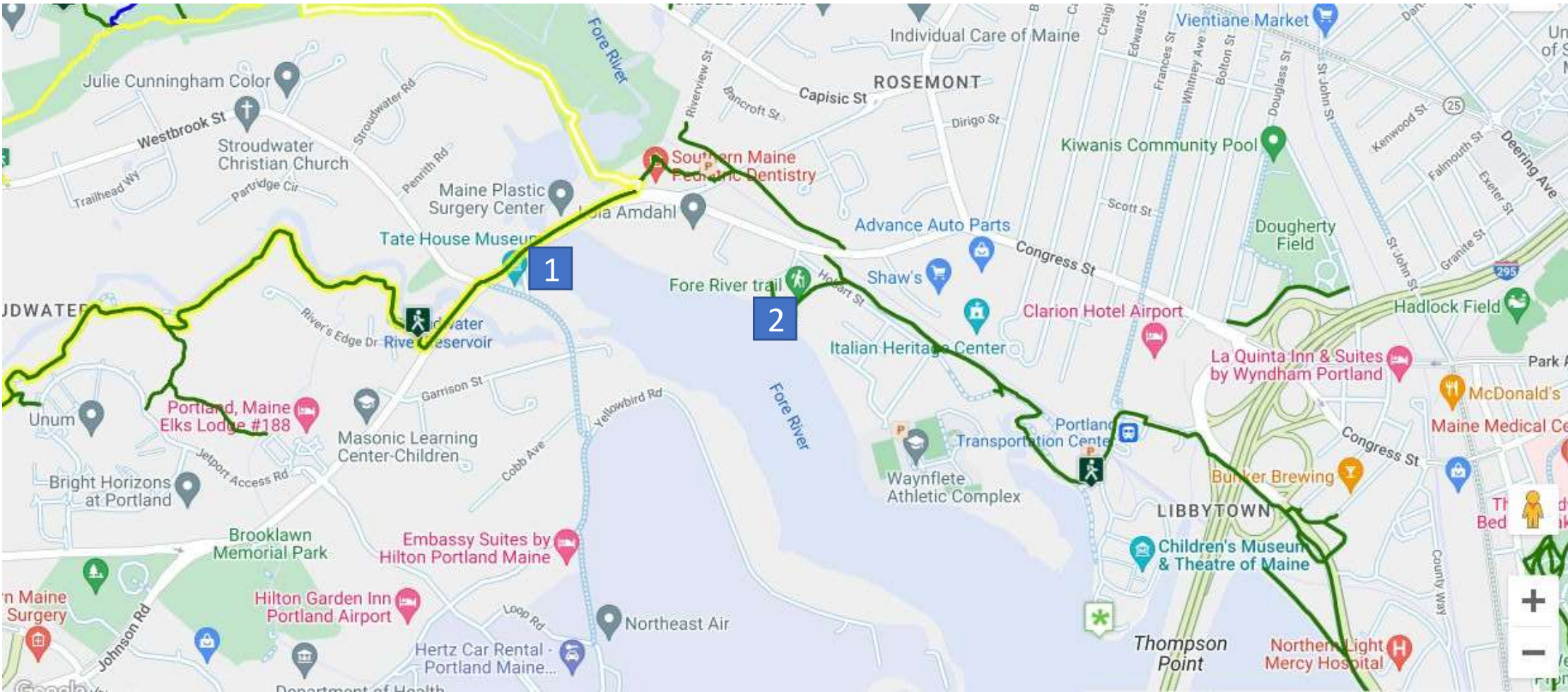
2) Hobart Street Parcel

- Land Bank Parcel, Managed by Portland Trails

Fore River Opportunities



Portland Trails Map



Stroudwater Park



Stroudwater Park



Low Tide 4/26/23



High Tide 4/26/23

Stroudwater Park



Low Tide 4/26/23



High Tide 4/26/23

Stroudwater Park



Low Tide 4/26/23

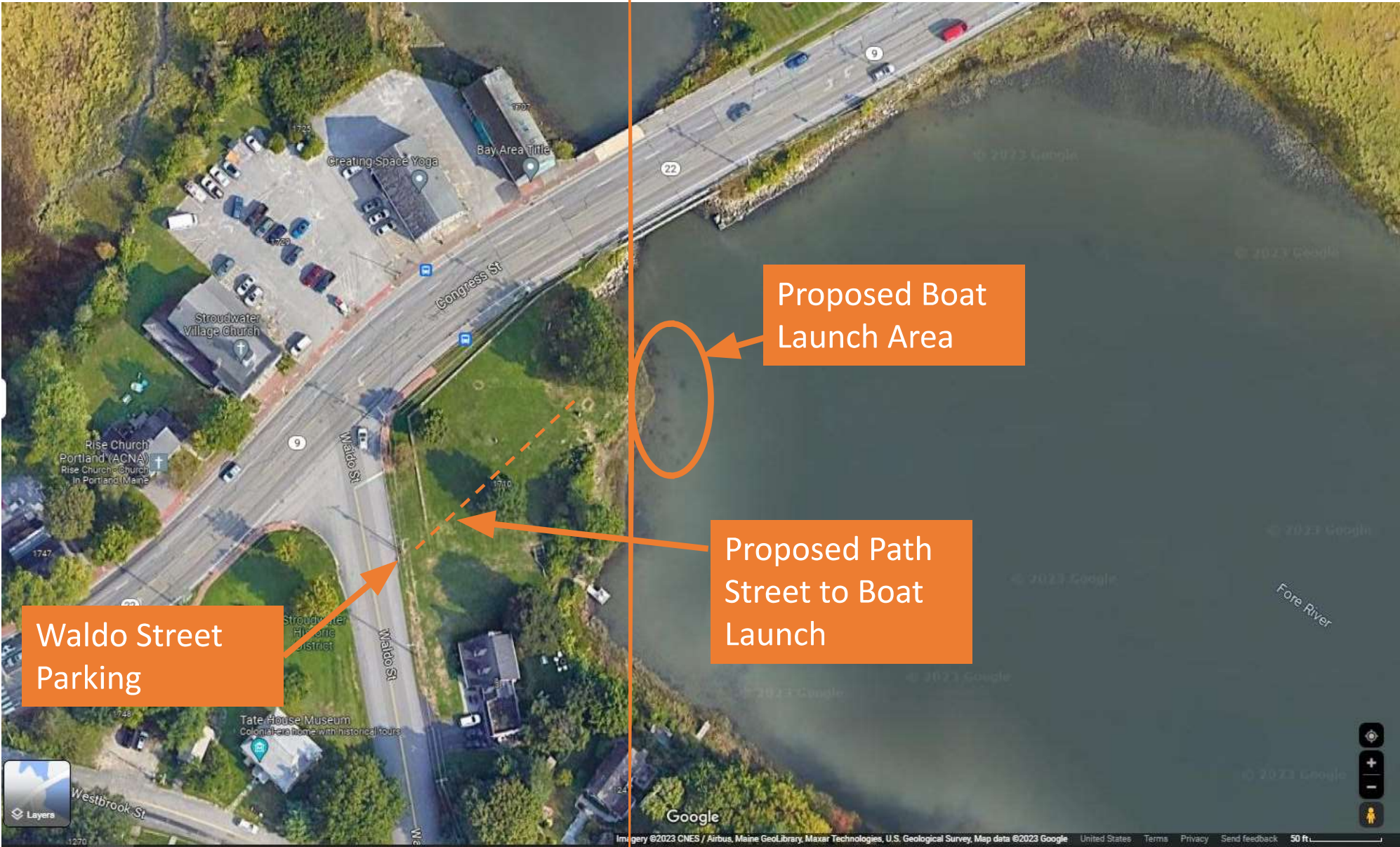


High Tide 4/26/23

Stroudwater Park



Stroudwater Park





WALDO STREET HAND CARRY BOAT LAUNCH LAYOUT

Hobart Street



Hobart Street



Low Tide 4/26/23



High Tide 4/26/23

Hobart Street



Low Tide 4/26/23



High Tide 4/26/23

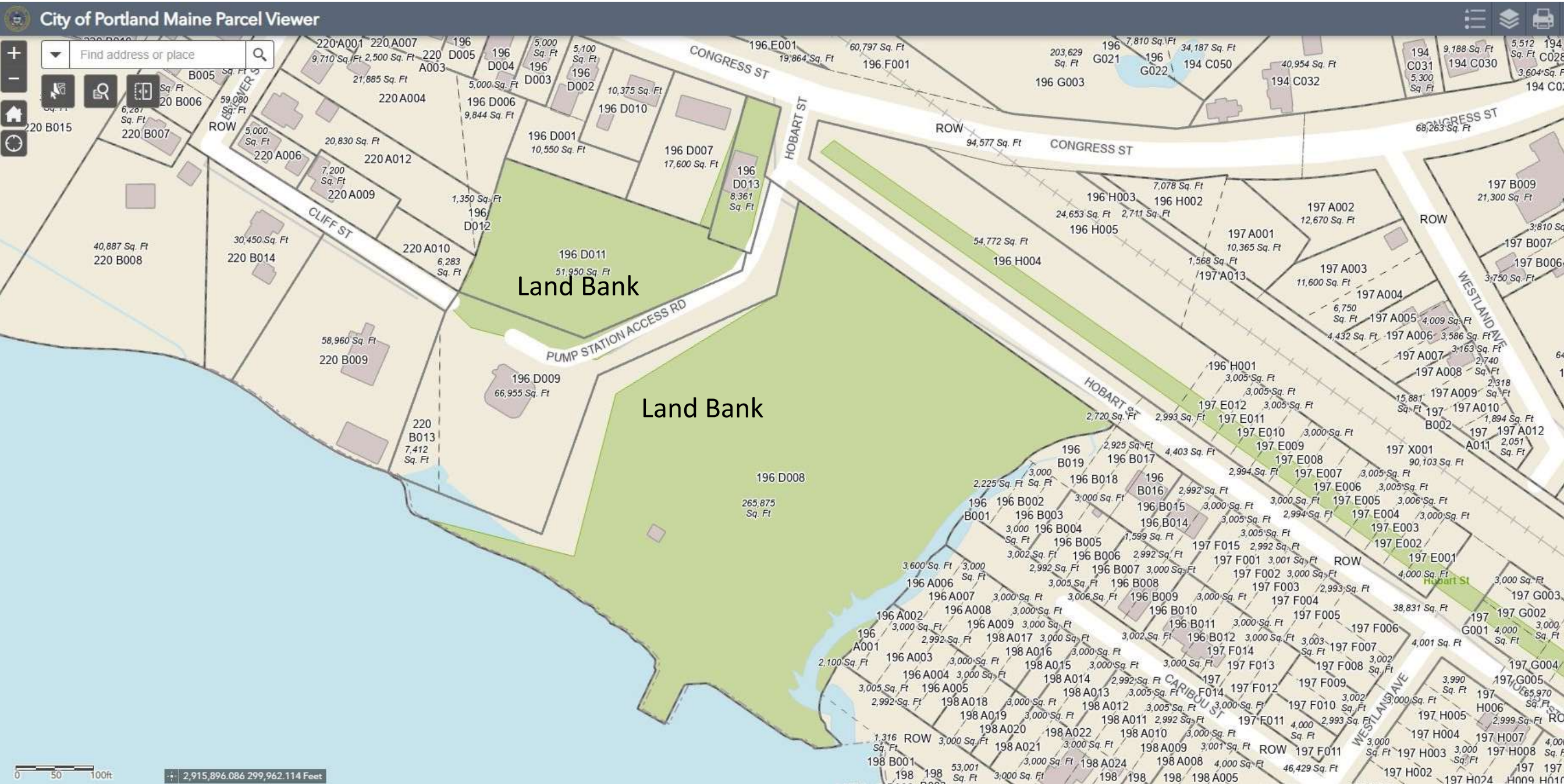
Hobart Street



Low Tide 4/26/23



High Tide 4/26/23



Hobart Street

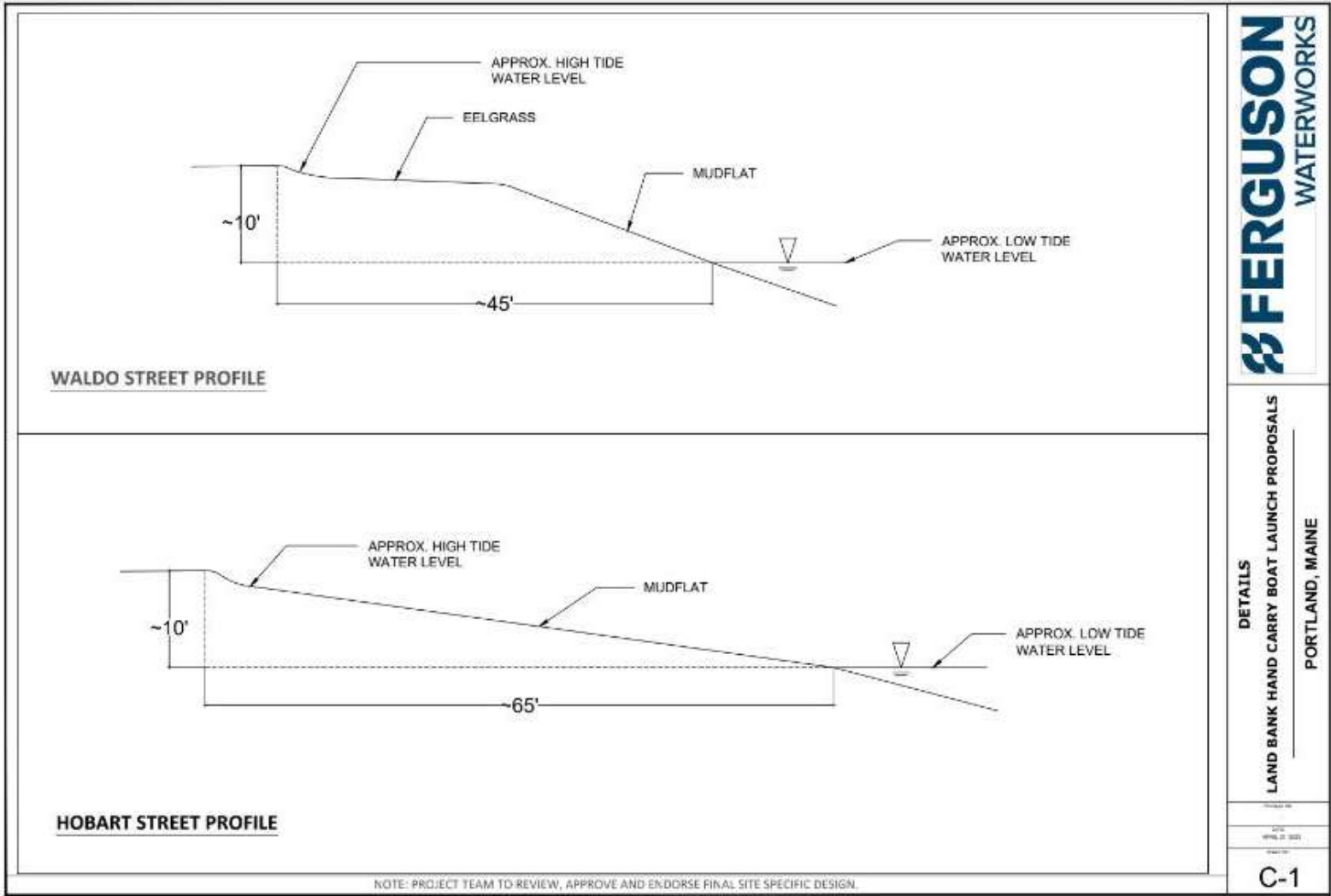




FERGUSON WATERWORKS	
HAND CARRY BOAT LAUNCH LAYOUT PORTLAND LAND BANK PORTLAND, MAINE	
PROJECT NO.	
DATE MAY 08, 2023	
SHEET NO.	2

HOBART STREET HAND CARRY BOAT LAUNCH LAYOUT

Profiles



	Stroudwater Park	Hobart Street
Designation	Portland Park Dedicated as Land Bank Property Interest	Land Bank Property
Hand Carry Boat Launch Feasible	Yes (~45 feet to low tide)	Yes, possible longer gangway (~65 feet to low tide)
Parking	1) On Street parking on Waldo Street allowed and is short distance to carry.	1) On Street parking allowed, but requires longer distance to carry 2) Using Portland Water District Access Road to property requires additional approval, but would allow shorter distance to carry
Trails	Grassy area only, new path needed from Waldo Street to water	Existing Portland Trail Path and Bridge from Hobart Street
Security/Safety	Highly visible area with high vehicle traffic along Congress Street. Access on Waldo Street allows for safer access to park.	Secluded with no vehicle traffic. Activating this property with drive-in access on PWD access road may make it safer with increased use.
Environmental	Strong currents noted from where river crosses under Congress Street.	Active Combined Sewer Overflow (CSO) Location for PWD – Signage required limited access after storm events
Neighboring Property	Private Property Owner - Recommend split rail fence marking to designate property boundary	Portland Water District Access Road and Private Property Owner

Funding

Costs in Development

Funding Sources

- Land Bank Maintenance Budget
- Parks Commission
- Portland Trails
- Private Donations (Dock Companies)
- Potential Boat Rack Storage Revenue



RACK RENTAL APPLICATION

212 Canco Road • Suite A • Portland • ME • 04103 • **ATTN:** Rack Rental
Phone: (207) 808-5400 • Fax: (207) 808-5400 • Email to: Parks@portlandmaine.gov

OWNER INFORMATION (*When reserving a Family Duo Rack, please include additional name, telephone number and email address.)										
Single Rack Holder					*Additional Duo Rack Holder					
Name					Name					
Primary Email					Primary Email					
Primary Phone					Primary Phone					
Street Address					City		State		Zip	
Mailing Address					City		State		Zip	
VESSEL INFORMATION (Kayaks and Dinghys only. If a rack is not available, we will add you to the waitlist and notify you via email.)										
Single Kayak and/or Single Dinghy Rack • Maximum Vessel Length: 20 feet • Maximum Vessel Width: 4.5 feet										
Kayak Length		Color(s)			Resident		Non-Res			
					\$250		\$300			
Dinghy Length		Color (s)			Resident		Non-Res			
					\$250		\$300			
Family Duo Kayak Rack for 2 • Maximum Vessel Length: 20 feet • Maximum Vessel Width: 4.5 feet										
Kayak #1 Length		Color (s)			Resident		Non-Res			
Kayak #2 Length		Color (s)			\$425		\$525			
					Fees are due at the time of registration.		Total Amount Due \$			
RENTAL RACK POLICIES										
1. Seasonal Rack Rental Dates: May 1 - November 1, 2023.										
2. Maximum Vessel Length Allowed: 20 feet / Maximum Vessel Width Allowed: 4.5 feet (Kayaks and dinghys only, no canoes)										
3. Rack Rental fees are due at the time of registration. Registration stickers will be mailed to your mailing address (listed above) the last week in April.										
4. Rack rentals are on a first come-first served basis.										
5. Rack slots are assigned upon receipt of application and payment.										
6. Portland Resident Prorated Fees: Single Rack \$65.00/month or any part of a month after July 1, 2023.										
7. Non-Portland Resident Prorated Fees: Single Rack \$80.00/month or any part of a month after July 1, 2023.										



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Memorandum

TO: Parks Commission and Land Bank Commission

FROM: Alex Marshall, Parks Director, Parks, Recreation and Facilities Department

SUBJECT: Parks Division Update

DATE: May 2023

Parks Division Staffing

- Total Budgeted positions in Parks Division: 33
- Vacancy: City Arborist. We are advertising this position again
- Seasonal Positions: Park Maintenance, Horticulture, Forestry, Ballfields, Playgrounds, Park Rangers

Tree Hugging and Planting Event at Deering Oaks

The Parks, Recreation and Facilities Team is hosting the first annual Tree Hugging and Planting event at Deering Oaks led by our very own Park Ranger, Liz Collado. This will be happening on Saturday, May 20th from 11am-1pm in recognition of National 'Love a Tree Day' on May 16th. The act of tree hugging has origins back to 1730 when hundreds of men and women in India lost their lives while trying to protect trees that were destined to become materials for building a palace. Today it is celebrated by bringing awareness to the importance of trees and their effects on our climate. Please join us in this celebration

Browntail Moth Update

Portland's Forestry Division partners with the Maine Forest Service on a number of initiatives. One of them has been managing Browntail Moth and its persistence in Deering Oaks Park and a few other smaller spaces. In 2020 and 2021 we saw some fairly significant numbers of caterpillars within the park. In 2022 those numbers decreased drastically and in 2023 we are seeing very minimal web counts. This is obviously great news and exactly what we were hoping to see after consecutive years of treatments and cooler/wet Spring weather. The Portland Farmers Market will also benefit from this news as they remain in place at Deering Oaks on Wednesdays and Saturdays.

Duck House and Fountain Installation

The first week in May is the annual Duck House and Water Fountain installation week at Deering Oaks. Both of these items are maintained and regularly restored by our Playgrounds Staff each year. This same team is who you may see wading out in the water every week performing fountain maintenance so that it functions properly and continues to be the beautiful display that everyone loves.

During the installation of the duck house, the Playgrounds Team and Forestry Crews work closely to transport and place the historic feature in its designated spot on the island.



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
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Alex Marshall, Parks Director

Additional Public Restrooms

Public Buildings Staff have added two more vaulted public restrooms over the last few weeks. One of them lives at Talbot School and the other over at Riverton Trolley Park which will be a nice compliment to all the great improvements coming to this park in the next few years. Keep your eyes peeled for additional restrooms being added along Spring Street, next to Central Fire Station and additional units within Deering Oaks Park. We are very excited by all of these incredible upgrades for folks to have access to.

'Thank You' For All The Wonderful Earth Day Cleanups

Earth Day has increasingly become a day where the city is transformed overnight. Each of the past few years we have seen more and more Friends Groups, Neighborhood Associations and Volunteer Groups step up and offer to pitch in with a variety of different cleanups. We are extremely appreciative of this work and it is incredible how much of an impact it has on the community. Thank You to all of these groups and the City and Parks Conservancy Staff who help coordinate the events by providing roll off dumpsters, trucks for hauling debris, trash bags, trash pickers and other personal protective gear that may be needed.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Park ADA Walkway improvements: Phase 3 of 3 at Deering Oaks Park has begun and all new walkway base work has been completed. The contractor is mobilizing their team to Dougherty Field Playground to finish some site work as they wait for asphalt plants to open up for the season.
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised.
- Talbot School Basketball Court Reconstruction: The bid documents have been advertised.
- Preble Street Field & Stormwater Project: Final design and landscaping plans are being finalized. There have been some construction delays that will push the installation of the field back to the Fall of 2023 with field play to begin in the late Spring or Summer of 2024.
- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service, which has a public engagement process.
- Riverton Trolley Park: The Bicycle Skills Course RFP has been advertised and staff are working on the next phase of the improvements
- Lower Western Prom Park Improvements: Final design improvements have been made and we have secured the additional funding via CDBG to execute the project later in 2023 or beginning of 2024
- Dougherty Field Skatepark Expansion: Construction has begun. The Contractor will be working on site for the next 10-12 weeks with the anticipation of finishing the project before the



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Summer.

- Community Garden Fence and Shed Replacement: All new sheds and planting soil have been installed. We are waiting on the fencing contractor to come back to finish the project.