



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and City Counselor Anna Trevorow. Staff: Doug Roncarati, Michael Goldman, Ethan Hipple and Samara Ray

City of Portland
Land Bank Commission Minutes
March 9, 2022
5:00 PM

I. Call to Order

II. Citizen Comment Period

George Reahul thinks there was a great deal of misinformation given to the City Council about the Hale Parcel. He stated that land conservation is important but there has been an enormous amount of land that has been preserved in the past year by the City.

Jessica Teesdale of 55 candlewick neighborhood within 500 yards of the Redlon woods proposed development at Caroline street. She is concerned about storm runoff that may be a symptom of development. Anything that can be done to acquire the plots of land would be appreciated.

Maura Price of 29 June Street, spoke in support of public space in the Rosemont neighborhood. She wanted to note some of the history. She attended the first Land Bank in 2016, 6 years ago, there has been a lot of work that has gone into securing this area for open space. There has been a continued effort and she hopes that no minor detail will negate all of this work. The neighborhood has been meeting regularly and are staying in touch via emails.

Nancy Markowitz of 5 stoneledge Drive. She would hope that the Land Bank can purchase this land and keep it as woods.

Kelly E lives near Fort Sumner Park in Portland and would like to maintain the view of the park and cut down on the noise during the summer. There is controversy about the soil nail proposal but development of the building is approved. She would like to not have all the noise pile driving would create.

Lindsay Butler commented that she walks through the woods twice a day and appreciated them.

III. Agenda Items

i. Acceptance of Meeting Minutes: Feb 9th, 2022

ii. New Business

a. Creating a High Priority Parcel Committee -HP Parcel 15 Review

HP Parcel 15 is west of Murray street.. Baxter has labeled the parcels with the last name of the Property owners. One of the biggest changes is that Portland Trails has some property in this area as well.

Pat requested a comment from Ethan on how this property connects to other parcels. How can we advance on this parcel? Pat said we would want a committee within the Land Bank Commission that would go over one Parcel at each meeting.

Doug Roncarati went over a map with the Commissioners and he discussed the drainage going on in this parcel.

Pat says this is the due diligence we would do for each parcel and the Committee can take on this project. It would be incredibly helpful to know the features of each parcel.

Dan said that he would be happy to be on this Committee. If a Committee is created the Committee the meetings would be subject to public meeting rules. There was no formal action on the Committee tonight, start by getting volunteers, contact Simon and Baxter and Dan and if anyone else is interested the Committee will be formalized next month.

b. Secretary's Report

Nothing new to report

c. Treasurer's Report

Nothing new to report

iii. Old Business

a. 165 Sheridan Site Plan- Action Item

The Land Bank needs to recommend the soil nail project at 165 Sheridan St for it to go to the City Council. This is an approved development but the soil nails need to be recommended, if not they will use pile drivers instead of soil nails. Rick went over a presentation about the soil nail project that detailed the project. Rick said he was there to get a positive recommendation for this license agreement. The Soil nails will be permanent but they will not be in a tree planting zone. They provide retention of the earth for this construction. Driving piles will be a lot louder, a no vote will mean they have to use pile drivers.

Jon thanked Rick for the enhancements to the presentation and there were some questions. Anna asked about the quality of stabilization, would soil nails be less effective than pile driving. Both methods are equivalent, there was a geo technical engineer involved and they identified that soil nails would work for this project.

Simon wondered if there was a plan for compensation to the City. No one at the City has reviewed the agreement yet as it has to go through the Parks Commission and the Land Bank First. Simon wondered if there would be future maintenance involved, Rick said there was no maintenance once it was sealed in. The City would review before sending it along to the Council. Michael Goldman said

that their office along with Risk Manager would review the agreement and make sure that they had risk insurance in place.

Jennifer wanted to thank Rick. She wanted to clarify, the soil nails seem more complicated than pile ones. Is the only advantage to eliminating the pounding to the neighborhood? Piles are less expensive, the advantage of soil nail is that it is a permanent retaining wall in the long run and the added benefit of less neighborhood disturbance.

Anna noted that Michael Croninberger, engineer, said that the soil nails will be galvanized.

Councillor Trevorow said she is the District Councilor for this area and she said she supports this project, understanding that the applicant is pursuing this with some additional cost to alleviate the noise in the neighborhood. She supports this as it will make the quality of life better. Dan also said he would support this as long as the license.

Ethan said that staff have reviewed this and in general we are not in favor of this. Generally we are not allowing encroachments but if we do it is for items that are short term . The Parks Commission voted to not support this request when this proposal was brought to them.

The Commission took public comment on this item:

George Rheault made a statement and Dan Barton made a comment. The entire design and engineering team has spent almost a year and a half to consider the best way to build. Both are viable options.

Jon closed public comment, Councilor Trevoro made a motion to approve the use of soil nails, Baxter seconded it.

The Councilors voted 5 not in favor and 4 in favor, the motion did not pass.

iv. Communications and Parcel Updates

a. Parks Report

Ethan said he had nothing to add.

b. Parks Commission Report

Jon spoke about the Tree Canopy project in Bayside- there is the goal of planting 80 trees along with the Olmsted Bicentennial. The Greenspace Gathering is set for June 2nd, it will be in person. Simon said the Land Bank should have some presence there.

c. Hale Parcel- City Council Outcome

The City Council approved of the purchase and sale agreement and the contributor from Allagash is ready to write the check. Is the parcel a good candidate for open housing? Those reviews were done. Baxter said good job to Jon for presenting this item to the City Council and thanked Trevorow for her support.

d. Redlon Woods - Approval of Purchase Contract- Action Item

Pat reviewed the purchase contract for the Berry Parcels on the map.

Kara wanted to comment that this would be a momentous occasion if they were able to put this parcel into the Land Bank as the Land Bank was established 20 years ago to protect Redlon Woods.

There were a few public comments on this item.

There was a motion made to approve the purchase contract for the Berry Properties, this motion was seconded.

The Commissioners voted unanimously in favor of this motion.

v. Commissioner requests for Agenda Items

None

IV. Adjournment

The meeting was adjourned.