



In attendance: Commission Members: Chair Patrizia Bailey, Simon Rucker, Steve Morgenstein, Andrew Butcher, Jon Kachmar and Councilor Justin Costa. City Staff: Doug Roncarati, Ethan Hipple and Alli Carroll

City of Portland
Land Bank Commission Agenda
September 11, 2019, 5:00 PM
Portland, Maine City Hall
389 Congress Street, Council Chambers

I. Citizen Comment Period

Bob Krawl expressed that he was at the Planning Board Meeting the night before where they were having a workshop regarding a map amendment from R-3 to R-5 along an undeveloped portion of Harvard Street for lots 32 through 58 shown as part of the original subdivision plan for University Park. One of the possibilities that came from last night was that the developer could sell the space. He would like the Commission to consider it.

George Rheault asked what the dollar amount was for the Commission to support the Opportunity Crew for three weeks while they worked on Land Bank properties. He also wondered where the conversation with the National Parks Service regarding Hadlock Field stood and he would like a copy of the letter that was sent to them. As for the Planning Board Workshop for University Park, he encouraged the Commission to not have an opinion on that matter until they have seen the recording of it.

II. Agenda Items

i. Acceptance of Meeting Minutes: June 12, 2019

Andrew moved to accept the meeting minutes of June 12, 2019. Simon seconded. All in favor. Passed unanimously.

ii. New Business

a. University Park

Justin Costa explained to the Commission that this was brought to them because they should be made aware of what is happening near Land Bank properties. This rezoning request is a private request, not a City request. It is also adjacent to Land Bank property. There is an accepted City street in between but the Land Bank Commission does not have jurisdiction over this rezoning decision.

The Commission discussed that if they were to make a proposal to keep this area as open space, their challenge would be that they would have to present why they should not build. Pat turned that question to the member of the public, Bob Krawl. He said he has no problem with the R3 zoning but with the R5 zoning.

Staff explained that in order to be rezoned, stormwater standards would have to be met. Also, the Commission could make an offer but reminded them that this parcel is not on their priority list. They would need to make a special action to pursue it. It also may be more expensive than what the Commission has to offer.

Commissioners thanked the public and staff for the overview.

b. Parks Commission Liaison

Ethan explained that the Chapter 18 Ordinance states that a representative of the Land Bank Commission must also be on the Parks Commission. Meri Lowry was that representative but she has resigned from both Commissions. The Parks Commission meets on the first Thursday of every month, so there is a time commitment. The Commission has two vacant positions at the moment, but members will consider it. If anyone is interested, they will contact Pat or Ethan for more details.

iii. Old Business

a. Criteria and Scorecard

Kara is not here at this time, so this discussion will continue at a later meeting.

iv. Communications/Updates

a. Secretary Report

There is no secretary's report at this time.

b. Treasurer Report

Andrew and Pat shared an expenditure report that dates from 2014 to August 16, 2019. Goal was to have a project by project analysis.

The Opportunity Crew has completed their work for Land Bank Commission but that charge has not been reflected on the report yet. Also, the signage the Commission is creating is taking place this Fall.

c. Outreach Subcommittee Report

Simon and Andrew have worked tirelessly on the Commission's Engagement Fund paperwork. They believe they are very close to launching this. Pat said they did not leave a stone unturned, very impressive. It was shared that the overview is a bit complicated. Simon says they can tinker with that. Hipple suggested edits on the Google Doc but wanted to thank Andrew and Simon for the hard work. Jon wanted to make sure it was inclusive. Andrew said they could add a line about inclusiveness. Staff will try to create a paper application, marketing posts and a press release ready by October.

d. Parks Update

The Commission discussed the possibility of hiring an attorney to continue with the Redlon Woods work considering how busy staff is. Pat raised the question with Greg Mitchell and Michael Goldman. They seem open to it as of right now.

Ethan highlighted that City Arborist Jeff Tarling is doing the Significant Tree Tour which is part of the Walk in the Park Tours on September 19, 2019 at 4:00PM.

Maine Conservation Corps worked in Evergreen Woods. They did trail hardening and drainage work. They did a wonderful job.