



Commission Members:

Baxter Miatke, Robert Foster, Daniel Herzlinger, Patrizia Bailey (Chair), Simon Rucker, Jon Kachmar, Brian Wasser, City Councilor Anna Trevorrow.

Staff:

Ethan Hipple, Jessica Teesdale, Doug Roncarati

City of Portland
Land Bank Commission Agenda

November 8, 2023

5:00 PM

The Land Bank Commission will conduct this meeting in-person from City Hall Kippy Richardson Conference Room 24 , located on the ground level of City Hall. Public comments may only be submitted in person or in writing.

To view this meeting remotely, please visit the live-stream at:

Please use the link below to join the webinar:

<https://zoom.us/j/98497248698?pwd=QjJ1OUdoaitxMHZsb1V4RzRZbE50QT09>

Passcode: LandB8nk!3

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**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
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: 10/11/2023
 - ii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report
 - c. Maine Conservation Corps
 - d. High Priority Parcel Review

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.



- Wayneflete Property Open Space
- Davis Family Pines
- iii. Old Business
 - a. Kayak Dock
- iv. Communications and Parcel Updates
 - a. Parks Division Report
 - b. Parks Commission Report
- v. Commissioner requests for Agenda Items
- IV. Adjournment

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Commission Members:

Patrizia Bailey (Chair) (absent), Jon Kachmar, (Vice Chair) Baxter Miatke, Robert Foster, Daniel Herzlinger, Simon Rucker, Brian Wasser, Jayne Foley(absent), Anna Trevorow (City Counselor) (absent). Ethan Hipple attendee.

Administrative staff:

Jessica Teesdale

Madeline Groeger

City of Portland
Land Bank Commission Minutes

October 11, 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 pursuant to the Remote 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.

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- I. Call to Order~ Jon called the meeting to order
- II. Citizen Comment Period:
- III. Emailed Citizen Comment Period:
- IV. Agenda Items
 - i. Acceptance of Meeting Minutes: 9/13/2023 ~Minutes were passed unanimously.
 - ii. New Business:
 - iii. Juniper Street Parcels~ Ethan reviewed property background. 4,000 sf may be useful for additional parking spots. Ethan will check with other departments to see if adding off street parking on Juniper would be beneficial.
 - iv. Baxter asked what the ecological value would be for leaving the space as is and if a scorecard review had

been done?

v. Review Tax Acquired Property List

- a. Secretary's Report~Simon stated this report is on the Google Drive. The Land Bank Annual Review is coming up for review in February, 2024. Simon will be seeking assistance with updates over the next few months.
- b. Treasurer's Report~Baxter requested the Land Bank financial information be update on the Google Drive spreadsheet. Ethan will follow up.

Old Business:

- a. Fore River Boat Launch
- b. Update on Davis Family Pines “Verizon”

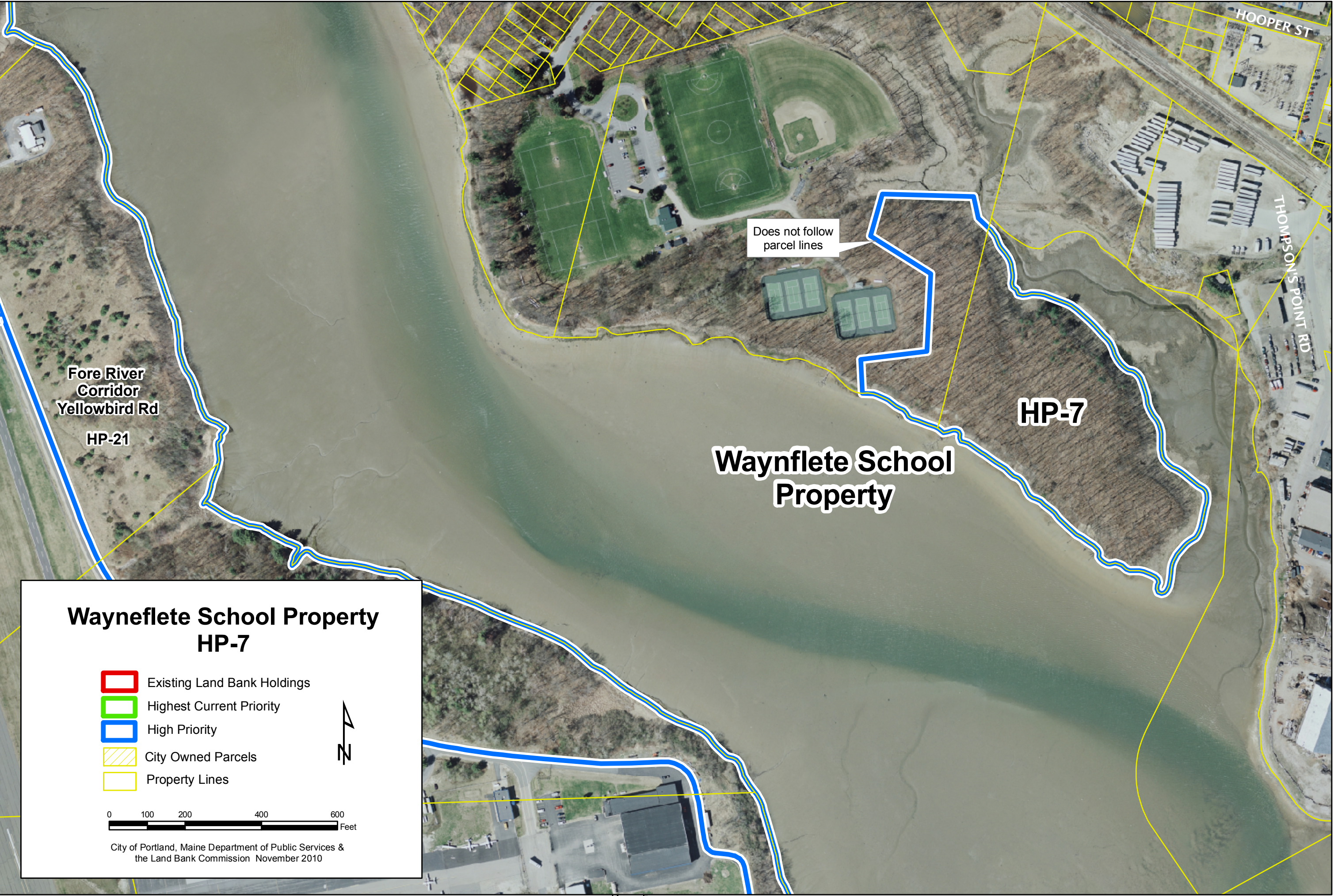
vi. Communications and Parcel Updates

- a. Parks Division Report~ wasn’t included at meeting but will be added to the agenda packet. Ethan supplied highlights:
 - ~Maine Conservation Corps working at Presumpscot River Preserve.
 - ~Riverton Trolley park is actively being planned and should break ground in the fall.
 - ~North Deering Park’s opening ceremony occurred. General overview of park was reviewed, as well as funding sources.
- b. Parks Commission Report~ Rob gave an overview of the last Parks commission meeting. Rob supplied highlights: The new city arborist was introduced, an overview of the new Riverton Trolley Park was discussed, Green Space recap was discussed, Leash Laws in Baxter Woods.
- c. List of Land Bank Properties~ A list of land bank properties was supplied. Come to the November meeting with interested parcels. The high priority parcel list needs to be updated.
- d. A committee will review current and new property lists. Pat, Simon, Baxter, Doug and Brian will make up committee. Update list in in the packet and remove what is no longer relevant. Add “Baxter’s” list to the other high priority parcel list.
- e. The COTAPC needs to be attached for the next meeting review 2023. This list can be located on the Google Drive. Simon identified a few properties of interest. He asked that this list be reviewed prior to the next meeting.
- f. The Land Bank Annual review is coming up for review in 2024.

Commissioner requests for Agenda Items:

- ~COTAPC
- ~Fore River Boat Launch
- ~Update on Davis Family Pines “Verizon FairPoint”
- ~Annual Report

V. Adjournment~ Jon motioned to adjourn.



Fore River
Corridor
Yellowbird Rd

HP-21

Does not follow
parcel lines

HP-7

Wayneflete School
Property

HOOPER ST

THOMPSONS POINT RD

Wayneflete School Property HP-7

-  Existing Land Bank Holdings
-  Highest Current Priority
-  High Priority
-  City Owned Parcels
-  Property Lines



0 100 200 400 600
Feet

City of Portland, Maine Department of Public Services &
the Land Bank Commission November 2010

PORTLAND LAND BANK HIGH PRIORITY PARCEL SUMMARY

PROPERTY NAME: DAVIS FAMILY PINES

Location: Davis Farm Road near Washington Ave extension and Falmouth town line

Size: 10 acres

Priority Scorecard: This site was ranked using the Land Bank prioritization process and matrix (scorecard) that is on file with the Land Bank's records. The site ranked as a priority site since it meets many of the criteria for Land Bank properties. Although the property is not directly connected to other parks or conserved lands and is not within a 10-minute walk of a neighborhood, it does offer a unique opportunity for residents to walk among old growth white pines that exist nowhere else in Portland. Also, the property does not have competing land uses since it would be challenging to develop due to steep slopes and water drainage patterns, and the property is within an industrial zone not appropriate for residential housing.

Ownership: The parcel (CBL 368 B004001) is primarily owned by Pizzagalli Properties LLC from Burlington, VT and identified as 5 Davis Farm Rd. A small portion of the proposed conservation area belongs to the adjacent building lot owned by Eugene and Richard Van Loan from Manchester, NH (CBL 368 B001001) and is identified as 13 Davis Farm Rd.

Characteristics and Values:

This undeveloped property is unique since it contains about 5 acres of old growth white pine (*Pinus strobus*) forest, one of only 11 sites statewide in Maine that was registered with the Maine Critical Areas Program on April 20, 1979. (source: Natural Old-Growth Forest Stands in Maine and its Relevance to the Critical Areas Program, May 1983). Old growth stands are literally a connection to the past and have cultural and historic value due to the age and size of the trees, which are estimated to be up to 130ft. tall and between 150-200 years old. Additionally, old growth forest has different habitat characteristics such as the type of vegetation present and snags (dead trees or downed logs) that have evolved to support shelter for wildlife. In conversations with City of Portland Forester Jeff Tarling (personal comm. Dec 2019), the Davis Family recognized the importance of the large white pines on their property as they started to sell it for development of the industrial park. The family referred to the "small" and "tall" pines on their farm and seemed they may have been the original stewards of the unique white pines still standing today.

The property is adjacent to developed industrial park including buildings and parking lots. The undeveloped parcel includes steep slopes and drainage areas that indicate significant flow events occur on the property and drain to the lower portion of the property abutting the Maine Turnpike. The parcel provides stormwater management for the abutting buildings, parking lots and road by allowing adjacent runoff to flow down the property to the lower wet area that eventually is hydrologically connected to the Presumpscot River. The undisturbed state of the

parcel provides wildlife habitat that is uncommon in Portland due to the size of the white pines, and it is assumed this site provides habitat for several bird species including owls and other raptors that require these conditions.

The property has considerable opportunity to provide residents an opportunity to see the City's last stand of old growth white pine forest, which has potential to provide cultural and educational opportunities for residents, school groups and others. The property also currently provides recreational opportunities for employees (possibly nearby residents) of the industrial park since there are informal paths in some areas already; however, formal access, signage and trails as a Land Bank property would greatly increase the recreational value to Portland's residents.

Figure 1. Overview of the parcel showing the extent of the proposed acquisition as well as water features and topography.



Figure 2. Photos of the site showing the undeveloped condition and informal recreational uses by employees and/or residents.

