



Commission Members:

Baxter Miatke, Robert Foster, Alaina Chormann, Michael Scrameyer, Daniel Herzlinger, Patrizia Bailey (Chair), Simon Rucker, Jon Kachmar, City Councilor Anna Trevorrow.

City Staff:

Ethan Hipple (Parks, Recreation, and Facilities Director), Doug Roncarati (Public Works-Stormwater Coordinator), Jessica Teesdale (PRF Sr. Executive Assistant)

City of Portland
Land Bank Commission Agenda

April 10, 2024

5:00 PM

City Hall Kippy Richardson Conference Room 24 located on the ground level of City Hall.

The Land Bank Commission will conduct this meeting in-person. Public comments may only be submitted in person or in writing.

To submit written public comment on an agenda item, email landbank@Portlandmaine.gov

Submissions must be received by 12:00 pm the day before the Land Bank Commission meeting to guarantee their inclusion in the agenda packet.

All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

To view this meeting please visit the Livestream Link:

<https://portlandme.portal.civicclerk.com/event/6835/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: March 13, 2024 Draft
 - ii. New Business
 - a. Election of Officers
 - b. Secretary's Report
 - Tax Acquired Property List
 - c. Treasurer's Report
 - iii. Old Business
 - a. Stroudwater Dock
 - b. Site Selection for May Meeting

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.



iv. Communications and Parcel Updates

- a. Parks Division Report
- b. Parks Commission Report
- c. High Priority Parcels
Windsor Terrace/Kensington

Hope Ave.

v. Commissioner requests for Agenda Items

IV. Adjournment

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.

City of Portland | Parks, Recreation and Facilities

Ethan Hipple, *Director*

Alex Marshall, *Parks Division Director*



Land Bank Commission March 13, 2024 Meeting Minutes DRAFT

The live video recording of this meeting did not have audio. The minutes were recorded by hand and will be posted in the agenda portal once approved by the Land Bank Committee at the April 2024.

Roll Call:

Present: Baxter Miatke, Robert Foster, Daniel Herzlinger, Patrizia Bailey (Chair), Simon Rucker, Jon Kachmar, Alaina Chormann, Michael Scrameyer, City Councilor Anna Trevorrow

Not Present: Brian Wasser (resigned)

Staff: Ethan Hipple (Parks, Recreation, and Facilities Director), Jessica Teesdale, Doug Roncarati

Call to Order

Citizen Comment Period

No public comment

Agenda Items

Acceptance of Meeting Minutes: February 14, 2024

Motion to approve by Jon K. Seconded by Simon R. 5 Approved 3 abstained

New Business

New member introduction - Michael Scrameyer

Commissioners and Staff went around the room to provide brief descriptions of what brings them to the Land Bank Commission

Pat B. provided update that Brian Wasser resigned his Land Bank Seat leaving one open seat on the LBC

Secretary's Report

Simon R. has been cleaning up the google drive and provided an overview to new members with google drive overview.

Jon R. provided an update on presenting the annual report to the city council. Pat B. Doug R. and Simon R. give a brief description of how the Land Bank works to new members.

Treasurer's Report

Baxter M. provides a budget update. Funding comes from CIP. LBC Account balance \$393,000 YTD. Brief summary of what funds can be used for and types of projects the land bank works on. Examples of recent land bank projects provided by commissioners

May field trip to priority sites

May 8th is the date of the May meeting. Site recommendations are Davis Farm Rd., Waynflete property, Quarry Rd. The final locations will be published once finalized, and the public is welcome to join the commission at the published times and locations.

Parcel Review Assignments-tabled

City Owned Tax Acquired Properties

Simon R. provided an overview of the COTAPC list. The most current COTAPC list attached to the agenda needs to be combined with the Land Bank working document. Properties were highlighted and the commission discussed the properties that need to be examined. Portland Maine GIS Parcel viewer review of properties from the COTAPC list: Rosedale, Windsor Terrace, Quarry Rd.. Doug R. provided an overview of protecting stream corridors and headwater wetlands as part of the scoring of the properties discussed. Doug R. will revise the High Priority map for Land Bank and Simon will revise the scorecard. Commissioners assigned due diligence on select parcels.

Old Business

Stroudwater Dock Update-Baxter M. provides an overview of the design project. Next steps are a quote and a public meeting scheduled. Keep item on agenda

Communications and Parcel Updates

Parks Division Report

Ethan H. gives an overview of the Parks Division Report.

Parks Commission Report

Rob F. and Beth Rabbitt PC will be reformatting Deering Oaks historical interpretive signage. Greenspace Gathering-May 2nd 2024; location: Talbot School; topic: Accessibility

Redlon Woods-Tabled

Coolidge Street Lots

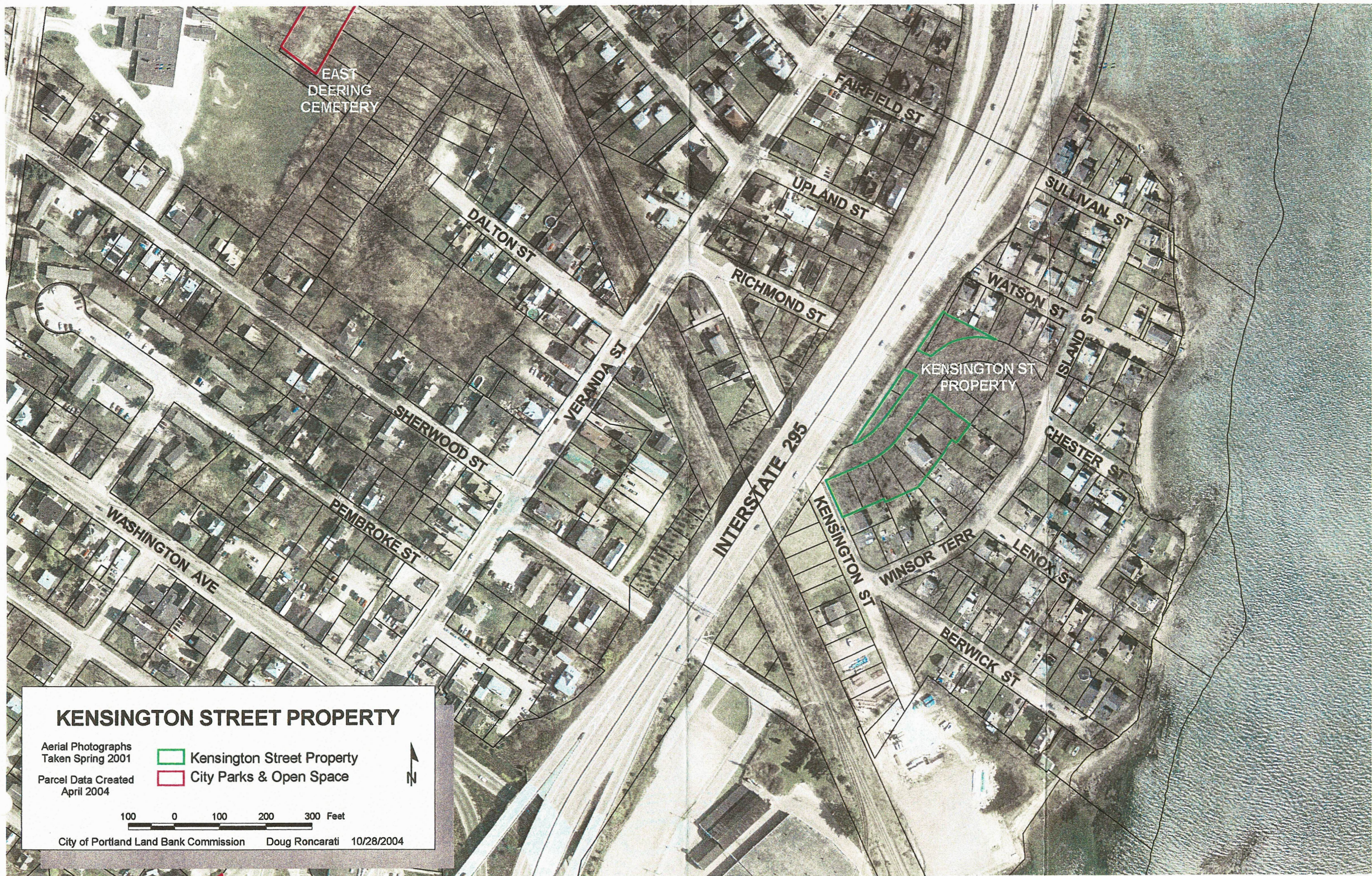
Simon R. provides updates on lots to this property. Jon K. suggests splitting for conservation and development. Doug R. emphasizes that this property is all wetlands. City is in the process of watershed management to protect the brook. Not viable for low income housing. Doug R. recommends looking at the privately owned undeveloped land along Coolidge avenue. Protecting the stream and wetlands by creating a buffer. Ethan will talk to the Economic Development Director about potential for housing on this site.

Commissioner requests for Agenda Items

- Fore river corridor on Starbird lane
- Land at Hope Avenue-Daniel H
- Stroudwater boat launch

- Parcel review assignments

Adjournment



KENSINGTON STREET PROPERTY

Aerial Photographs
Taken Spring 2001

Parcel Data Created
April 2004

 Kensington Street Property
 City Parks & Open Space



100 0 100 200 300 Feet

City of Portland Land Bank Commission Doug Roncarati 10/28/2004

Hope Avenue Parcels



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | Maine GeoLibrary

To Members of the Portland Land Bank Commission,

I would like to bring to your attention parcel 448-A001, a 13 acre lot off of Hope Ave and abutting the Presumpscot River Preserve, for consideration of purchasing as city public property and absorbing into the adjacent preservation land. This parcel is a pristine wooded natural habitat for red foxes, red tailed hawks, osprey and bald eagles among much other native wildlife, and contains wetlands and streams that feed directly into the Presumpscot River. This lot is steeply sloped along its northeastern boundary that abuts the Presumpscot River Preserve and could act as a critical buffer between the existing land bank property, the Portland Trails network and the river if it were to be designated as conservation land. I believe this parcel has the following merits for consideration of acquisition by the Portland Land Bank Commission.

1. This parcel is uphill from and within 500ft of the sensitive Presumpscot River shoreland zone, which feeds directly into Casco Bay, and the pristine Presumpscot River Preserve and would help to protect these natural features from erosion and stormwater runoff.
2. The lot is wooded and contains wetlands and streams acting as a headwater for tributaries feeding into the Presumpscot River.
3. This lot would require no remediation or alteration expenses from the city if it were purchased as conservation land.
4. This lot would protect past Land Bank investment in the Presumpscot River Preserve as it would buffer and add to the natural experience of this green space
5. Portland Trails is well positioned to act as a steward of this land.
6. There are existing social trails on this parcel that could easily be added to the Portland Trails network.
7. The nearest playground is over a mile away at Lyseth Elementary School. There is potential to add a small playground just off Hope ave here where a small spit of land, bracketed by two streams, juts off from the road, from which the many children in this neighborhood could benefit.

Currently, this parcel is owned by 338 Falmouth Foreside Partners LLC who are working with a developer, GenX Capital, to pursue a major site development (Portland permit # PL-002454-2023) on this parcel consisting of 60 three bedroom units in duplex and triplex buildings. The proposed structures are 6 bedrooms each, and are positioned as close as 20 ft from the parcel boundary which abuts the Presumpscot River Preserve and Portland Trails network on three sides. These buildings would also be built as close as 50 ft from Portland Trails' North Loop and Brandy Lane Connector trail; and they would be within 500 ft of the main river trail. Based on these short distances, these huge structures would be very visible year round by trail-goers to the detriment of the Presumpscot Preserve experience. The development plans also have two stormwater ponds positioned up against the northeast boundary with the Presumpscot River Preserve at the edge of 30% slopes, with high level overflows discharging down this slope and exiting onto preservation land. Many residents and trail users believe this development proposal poses a significant risk to the Presumpscot River and the preservation land there due to erosion, construction debris, stormwater runoff, and aesthetic deterioration of the Portland Trail's natural experience.

In conclusion, if GenX Capital abandons their development proposal, my neighbors and I strongly encourage the Portland Land Bank Commission to move quickly to approve allocating public funding to purchase this parcel to protect the Presumpscot River, the existing Presumpscot River Preserve, to expand the Portland Trails' network, and provide the potential for building a playground in this neighborhood.

Thank you for your time and consideration.

Robert Benak
Portland, ME