

City of Portland
Land Bank Commission Agenda

The Land Bank Commission is responsible for identifying and protecting open space resources with 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.



Commission Members:

Alaina Chormann, Robert Foster, Daniel Herzlinger, Jon Kachmar (Chair), Baxter Miatke (Treasurer), Simon Rucker (Secretary), Michael Scrameyer, Brian Wasser, Anna Trevorow (City Councilor)

City Staff:

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

June 12, 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/6837/media>

- I. Call to Order
- II. Citizen Comment Period
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: April 11, 2024
 - ii. New Business
 - a. Land Bank Project Assignments
 - iii. Old Business
 - a. Stroudwater Boat Launch
 - b. Coolidge & Davenport Ave.
 - c. Rocky Hill on Quarry Rd
 - d. Murray St.

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- e. Davis Family Pines
 - iv. Communications and Parcel Updates
 - a. Secretary's Report
 - b. Treasurer's Report
 - c. Parks Division Report
 - d. Parks Commission Update
 - v. Commissioner requests for Agenda Items
- IV. Adjournment

City of Portland | Parks, Recreation and Facilities Management

Ethan Hipple, *Director*

Alex Marshall, *Director of Parks*



Land Bank Commission April 10, 2024 Meeting Minutes DRAFT

Call to Order

Present Commission Members:

Baxter Miatke, Robert Foster, Daniel Herzlinger, Patrizia Bailey (Chair), Michael Scrameyer, Jon Kachmar, Alaina Chormann

Not Present:

Simon Rucker, City Councilor Anna Trevorror

Staff:

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

Citizen Comment Period

Pat Bailey opened the floor for public comment. The following people spoke: Robert Benak (North Deering), Johanna Kearns (Windsor Terrace), Clare Hammond (Lenox St), Michelle Zichella (Watson St), Glenn Morse (Windsor Terrace)

Agenda Items

Acceptance of amended Meeting Minutes: March 13, 2024

Motion made by Jon Kachmar seconded by Daniel Hertzlinger. Passage 7-0 (Simon Rucker and Anna Trevorror not present)

New Business

Election of Officers:

Pat Bailey nominated

Chair- John Kachmar

Secretary-Simon Rucker

Treasurer-Baxter Miatke

Parks Commission Liaison-Robert Foster

Motion made by Pat Bailey, seconded by Jon Kachmar. Passage 7-0 (Simon Rucker and Anna Trevorror not present)

Secretary Report

Simon Rucker not present. Table COTAPC list to next full meeting (June 2024)

Treasurer Report

Current account balance \$450,389.

PRF will provide a rough budget at the June meeting to include what Land Bank maintenance funds can be used for. Land Bank can use up to 10% of operating budget to cover costs to maintain Land Bank property.

Old Business

Stroudwater Dock

Baxter M. is seeking quotes for the project. The encroached boat has been removed from the location. A fence was discussed as an enhancement to the parcel.

Site Locations for May Meeting

May meeting date May 8, 2024 5pm

Quarry Road, Davis Pines, and Murray Street were chosen. Meeting will be publicly noticed and will meet in person at 212 Canco Rd.

Communications and Parcel Updates

Parks Division Report

Ethan Hipple provided an update on damage from the storms on 3.30.2024 and 4.4.2024. City crews are working around the clock to clear storm debris from the storm damage. Tree planting season will begin the week of 4.10.2024. Crews will shift to tree planting and then come back to clean up. \$12,000 grant from Land for Maine's Future related to improvements to trails at North Deering Park. Community opportunists are bringing debris to curb. City staff is only clearing storm debris from city owned trees.

Parks Commission Report

The April Parks Commission meeting was canceled due to the winter storm on April 4th. There is a Committee Workshop scheduled for 4/16/2024 to plan the Greenspace Gathering.

High Priority Parcels

Hope Ave parcel was discussed during the citizen comment period. Robert Benak provided citizen comment in support of the Land Bank acquiring the land. Baxter provided an update that the property is owned by a developer and was purchased for just under a million dollars. Planning division review of the developers plans is in process.

Windsor Terrace/Kensington parcel was discussed during the citizen comment period. This property is currently owned by Glen Morse. Neighbors that spoke during citizen comment

expressed support to keep the land as open space.

Glen Morse asked clarifying questions about the Land Bank interest in the property.

Commissioner requests for Agenda Items

Land Bank maintenance funds memo–Ethan will put together a list of items that LB funds can be used for.

COTAPC list merge

Windsor Terrace scorecard

Murray St. Scorecard

Land Home Scorecard

Adjournment



Portland Landbank Commission Hand Carry Boat Launch Discussion

6/12/24

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



GANGWAYS FOR DOCKS

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

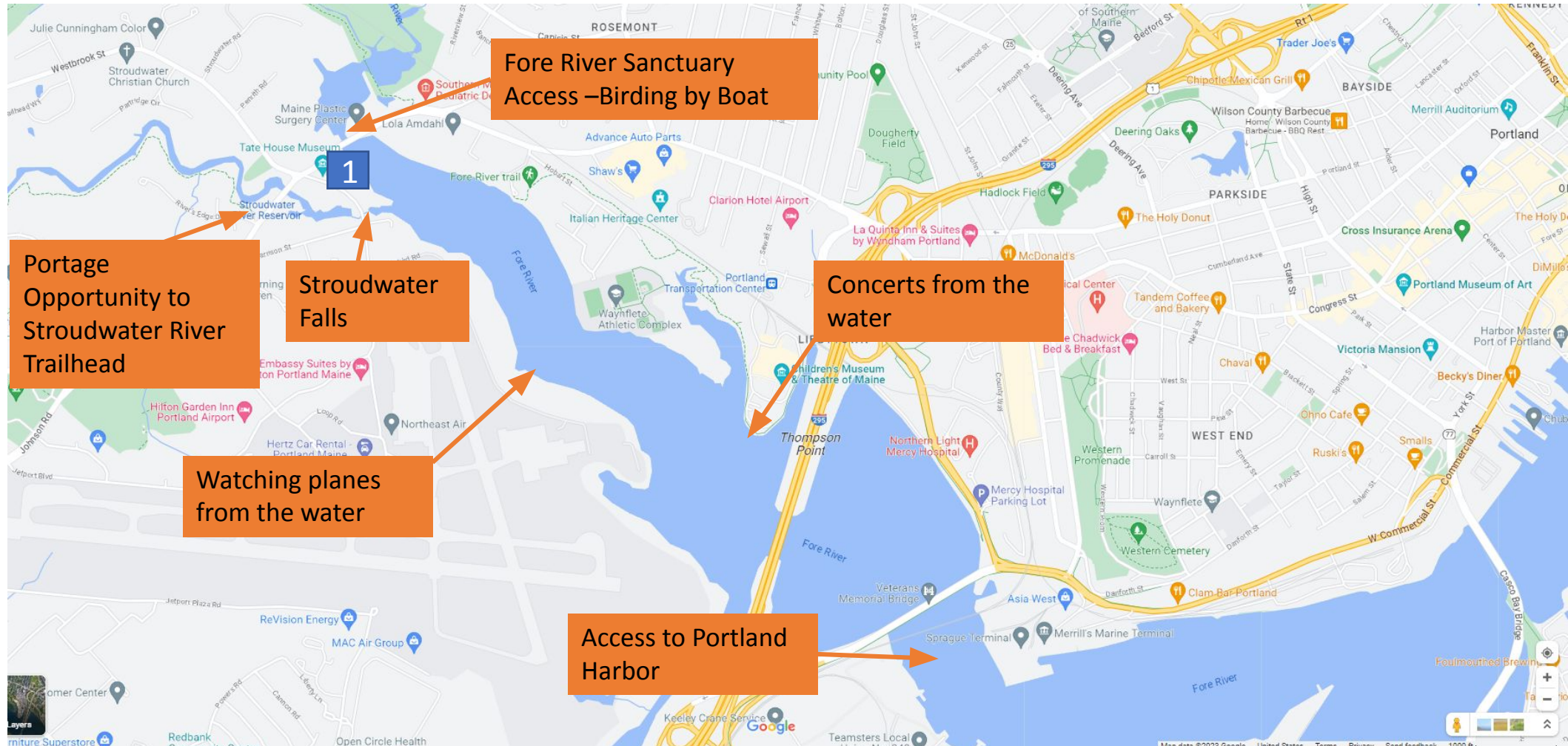
1) Stroudwater Park (Waldo Street / Congress Street)

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

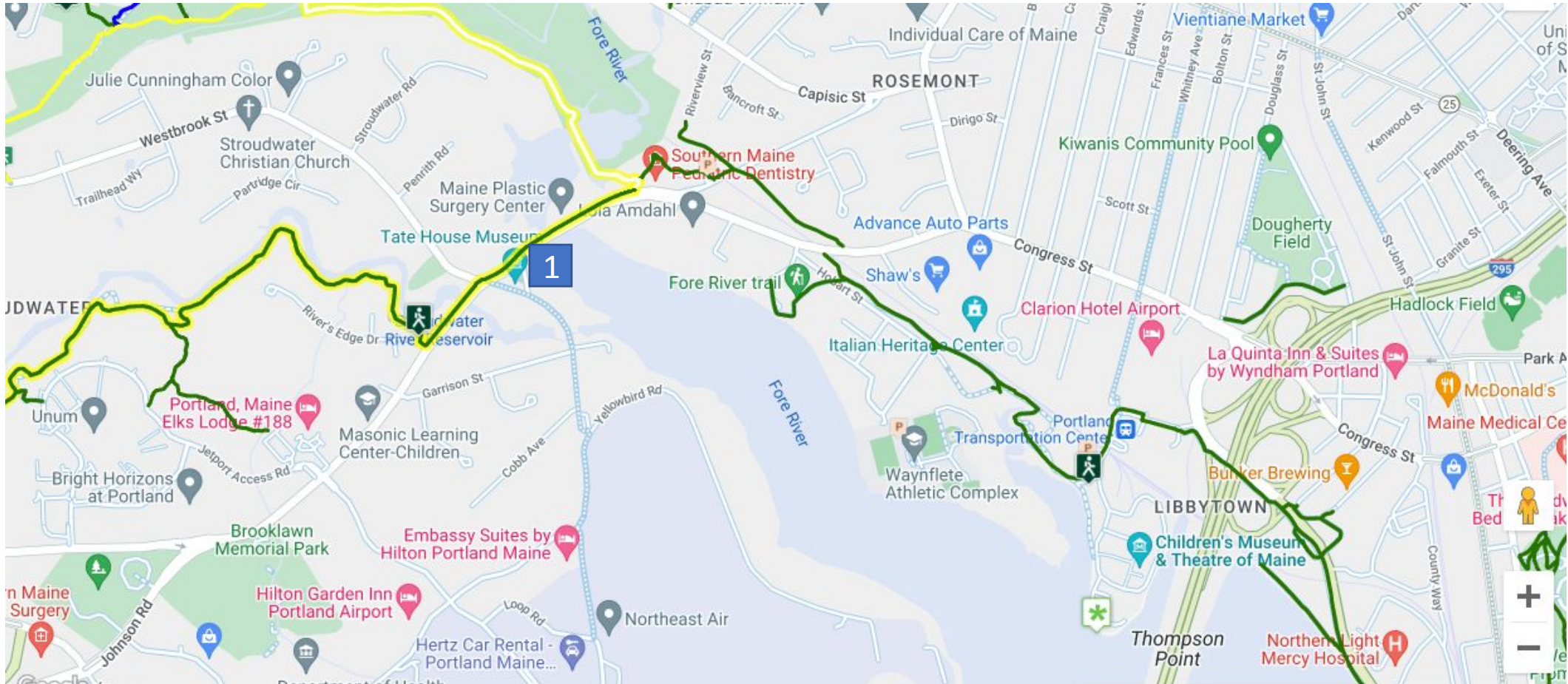
2) Hobart Street Parcel (Evaluated in 2023 and ruled out)

- 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

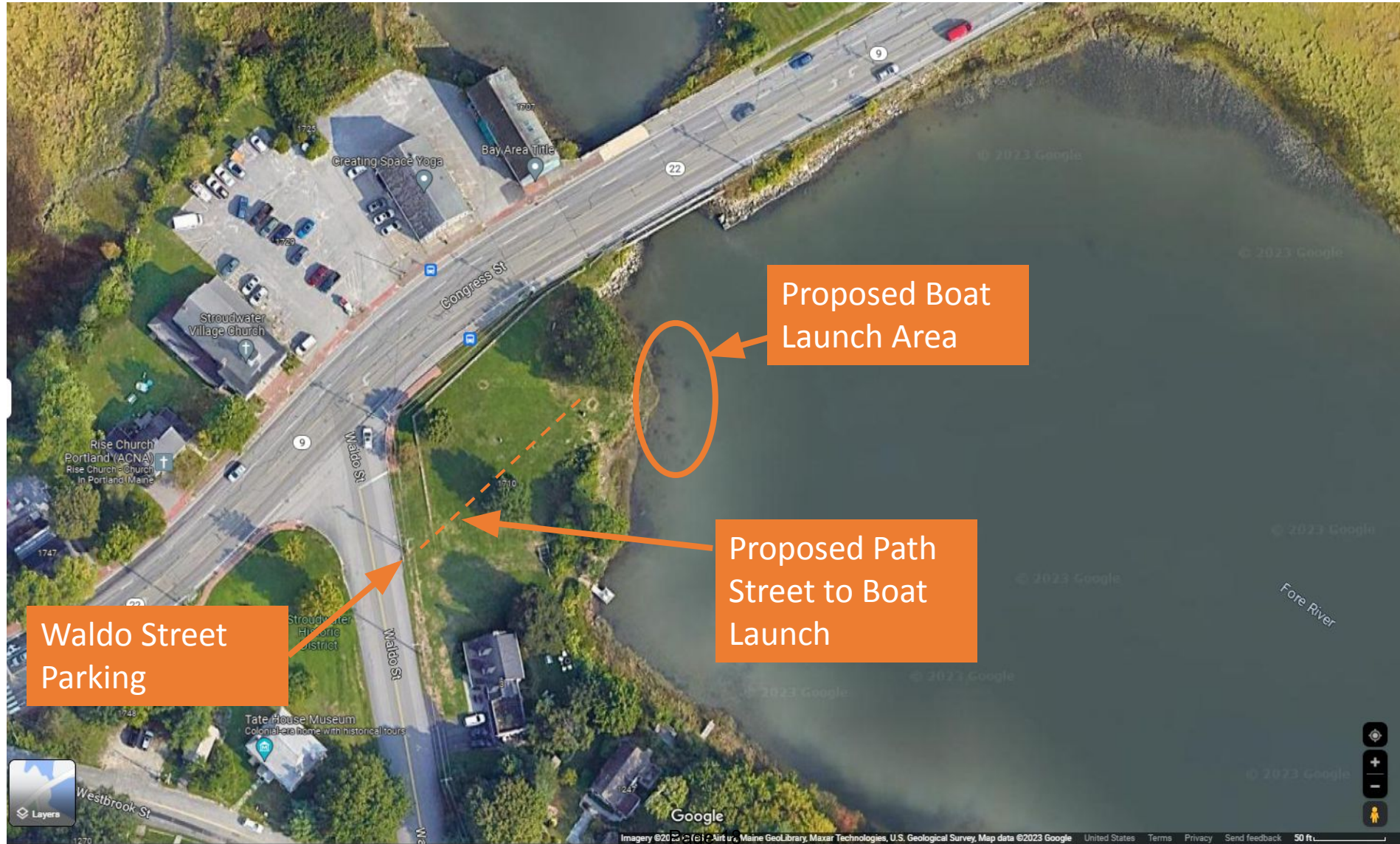


High Tide 4/26/23

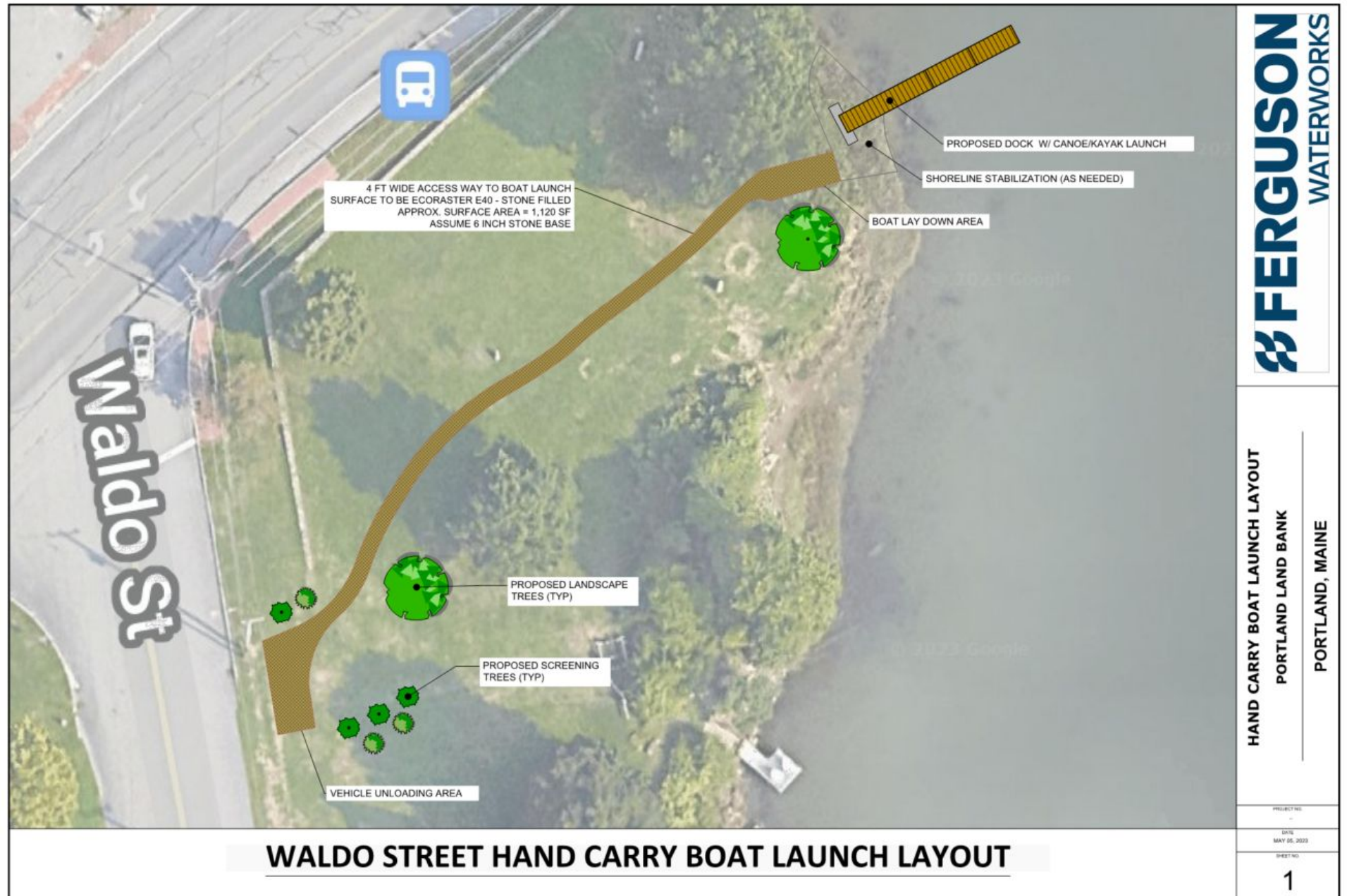
Stroudwater Park



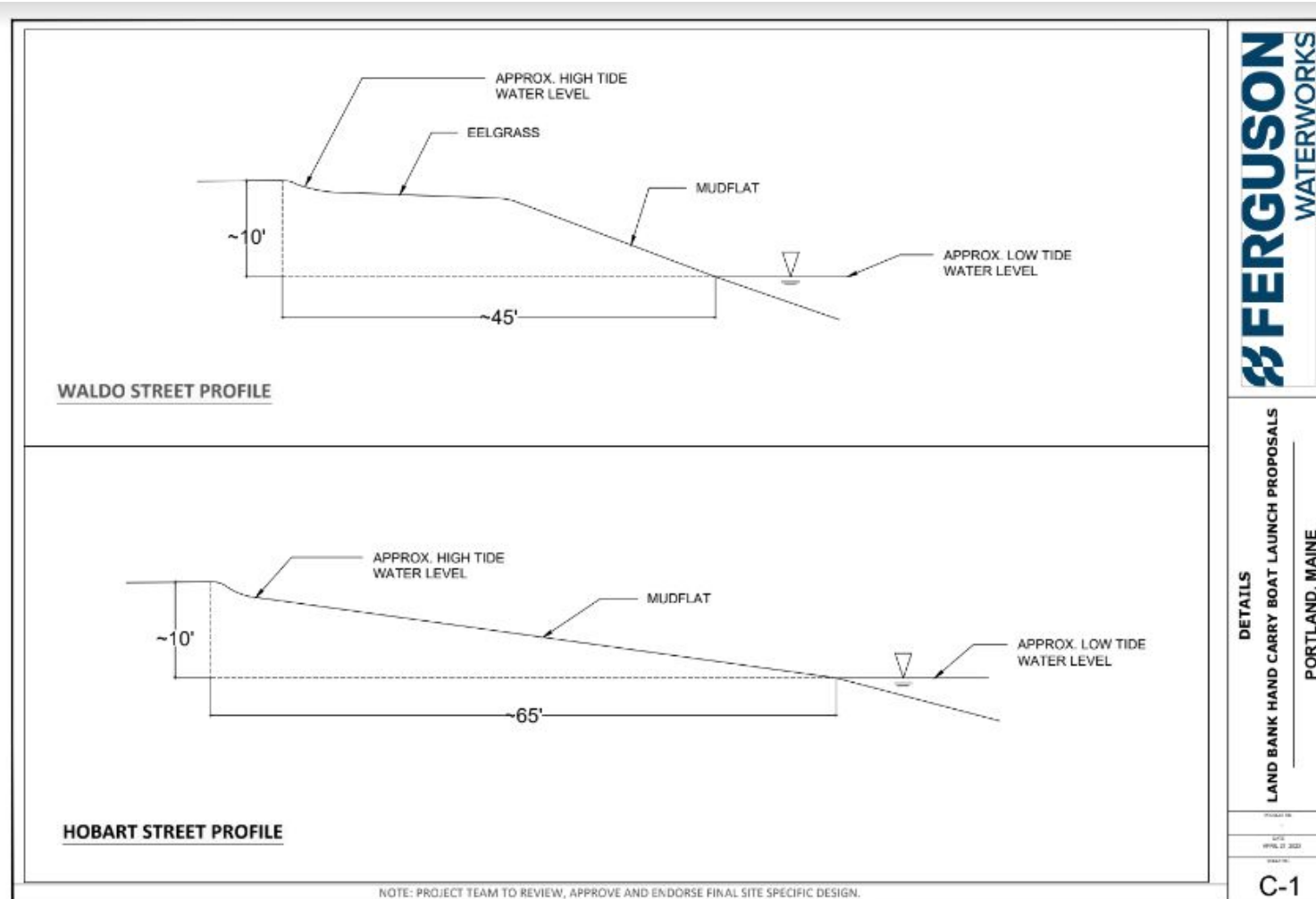
Stroudwater Park



- Ecoraster E40 path material
- \$2,826.47 estimate



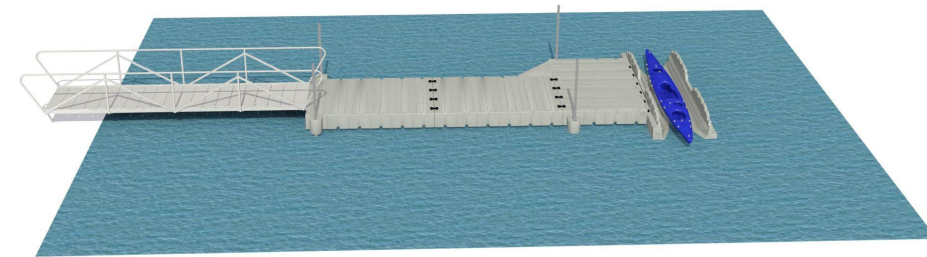
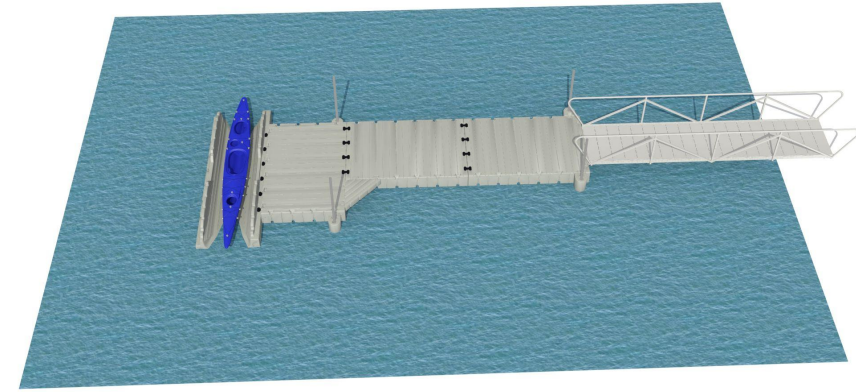
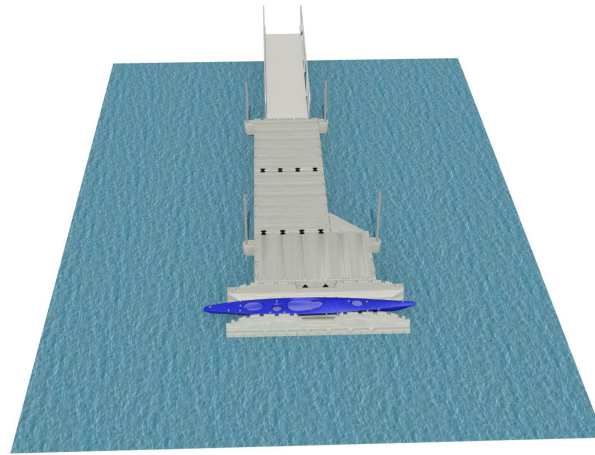
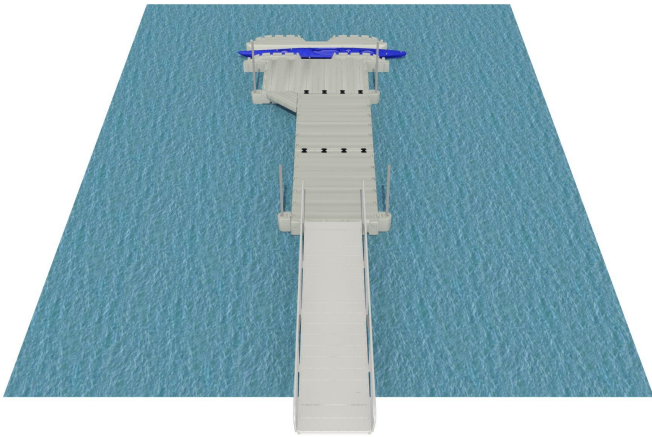
Profiles



	Stroudwater Park
Designation	Portland Park Dedicated as Land Bank Property Interest
Hand Carry Boat Launch Feasible	Yes (~45 feet to low tide)
Parking	On Street parking on Waldo Street is allowed and is short distance to carry
Trails	Grassy area only, new path needed from Waldo Street to water
Security/Safety	Highly visible area with high vehicle traffic along Congress Street. Access on Waldo Street allows for safer access to park.
Environmental	Strong currents noted from where river crosses under Congress Street. No discharge pipes nearby
Neighboring Property	Adjacent Private Property Owner - Recommend split rail fence marking to designate property boundary

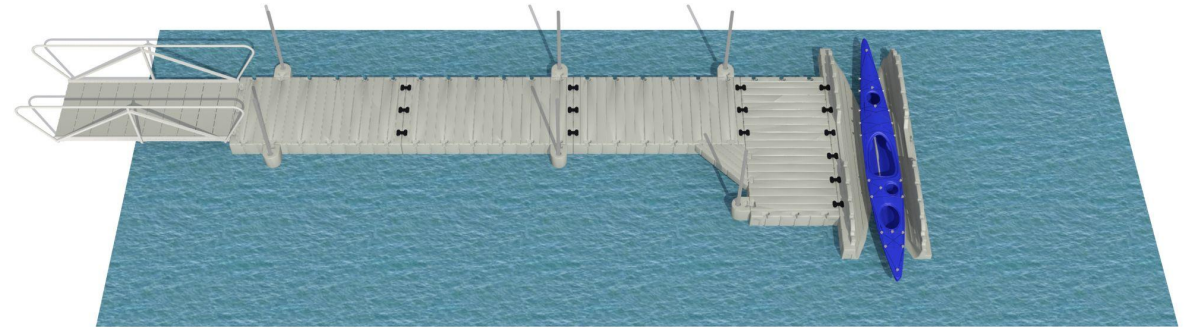
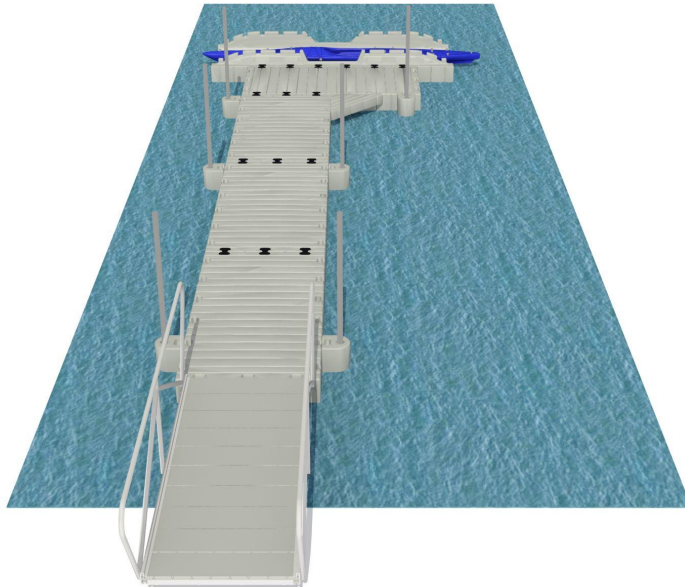
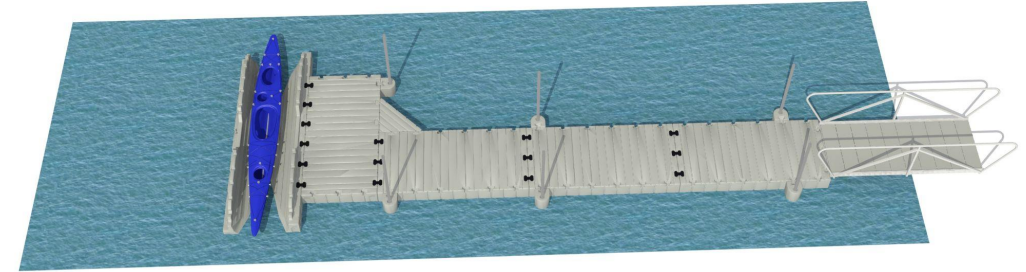
Design 1

- 20 ft Gangway
- (3) 80" wide x 10' long dock sections
- EZ kayak launch
- Center of kayak launch ~45 ft from shore
- Held in place metal pipes sleeved with PVC pipe
- \$21,279.48 estimate



Design 2

- 10' gangway
- (4) 60" wide x 10' long dock sections
- EZ kayak launch
- Center of kayak launch ~45 ft from shore
- Held in place metal pipes sleeved with PVC pipe
- \$19,586.81 estimate



Cost Estimates

Boat Launch + Install	\$19,586.81 to \$21,279.48
Path and Boat Laydown Area	\$2,826.47
Signage	TBD
Fencing / Landscaping	TBD

Funding

Funding Sources

- Land Bank Account Balance ~\$450,000
- 10% = \$45,000 can be spent without city council approval on land bank property improvement
- Parks Commission
- Portland Trails
- 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

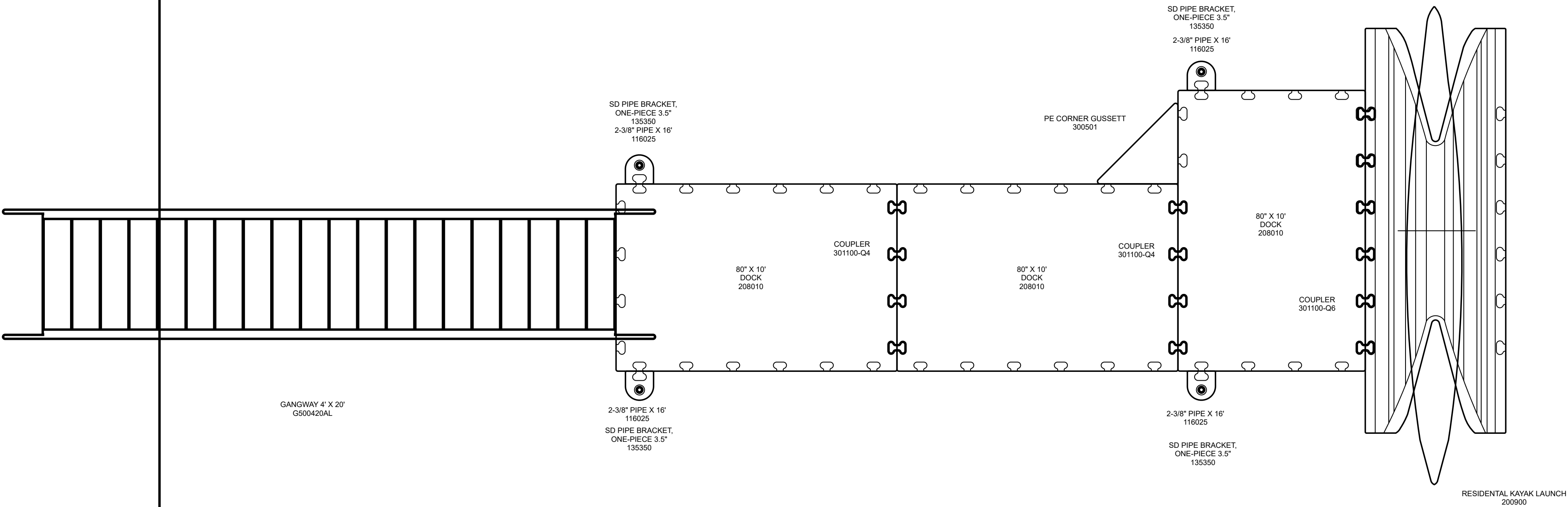
OWNER INFORMATION (*When reserving a Family Duo Rack, please include additional name, telephone number and email address.)							
Single Rack Holder				*Additional Duo Rack Holder			
Name				Name			
Primary Email				Primary Email			
Primary Phone				Primary Phone			
Street Address				City	State	Zip	
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 <u>Length</u> Allowed: 20 feet / Maximum Vessel <u>Width</u> 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.							

Next Steps

- Separate Public Meeting / Notifications
- Parks and Recreation Project Manager
- Land Bank Approval to Purchase Boat Launch from EZ-Dock

Dock Live Load of 62.5 lbs/sqft
Low Profile Dock Live Load 30 lbs/sqft

MADE IN
USA



Project Name:
Portland Maine Land Bank Kayak Dock Design 1
Portland, ME
Distributor Name:
Eric Welzel
EZ Dock of Maine
(207) 751-4323

Drawn by: Eric Welzel
Date: 5/13/2024
DWG Name: MAINE_45452880565

EZ Dock, Inc
878 East Highway 60
Monett, Missouri 65708
Phone: 1 (800) 654-8168
Fax: (417) 235-2232

General Notes:

1. This drawing does not reflect anchoring. Once sufficient information & completed Proposal Request Form concerning water and bottom conditions is received, anchoring may be detailed.
2. Note: It is the dock owner/operator's responsibility to ascertain and comply with all applicable Federal, State, and local laws, ordinances and regulations, as well as all inspection, permitting and licensing requirements pertaining to the installation, application and use of EZ Dock products on the owner/operator's premises. EZ Dock, Inc. assumes no duty or responsibility with respect to the legality or compliancy of the owner/operator's chosen installation, application or use of EZ Dock products.
3. Reference EZ Dock Owner Manual for additional details.

NOTICE! Read EZ Dock Limited Warranty carefully. Among other things, EZ Dock does not warrant damages, failures or defects caused by unauthorized modification of EZ Dock Product, and/or unauthorized attachment to/of EZ Dock Product.

EZ Dock of Maine
 347 Lunt Road
 Brunswick, ME 04011

Estimate

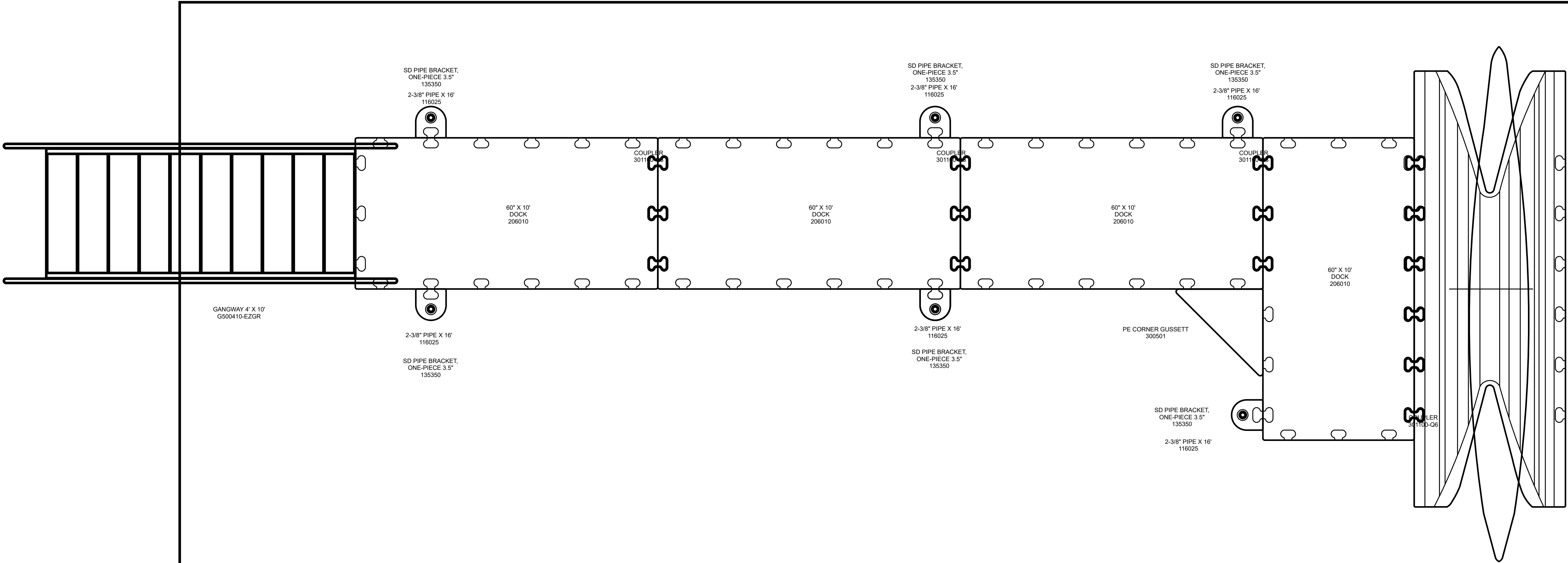
Name/Address
Portland Maine Land Bank Baxter Miatke Waldo Street Portland, ME Design #1

Date	Estimate No.	Project
06/09/24	952	

Item	Description	Quantity	Cost	Total
208010-GR	80" X 10' Dock Section Grey	3	2,649.00	7,947.00
200900-GR	EZ Kayak Launch Grey	1	2,099.00	2,099.00
G500420	4' x 20' Gangway with Railings	1	6,199.00	6,199.00
300501-GR	Corner Gusset Two Pocket Grey	1	399.00	399.00
135350-GR	3.5" Pipe Bracket/Coupler Grey	4	249.00	996.00
Pipe	2" ID Galvy 10G Pipe per Foot	42	12.50	525.00
PVC-3	3" PVC Pipe & End Cap	4	69.95	279.80
201030-GR	Pocket Filler Grey	32	6.99	223.68
900005	EZ Drive Tool for 15/16' Socket	2	5.00	10.00
9000010SS	In-Water Installation Tool	1	199.00	199.00
300100	8" Nylon Tie Up Cleat	4	19.00	76.00
301100	Coupler Set/Dog Bone	14	59.00	826.00
004	Delivery Charge from Brunswick	1	300.00	300.00
003	Full Dock Installation Charge	1	1,200.00	1,200.00
	Maine State Sales Tax		5.50%	0.00
			Total	\$21,279.48

Dock Live Load of 62.5 lbs/sqft
Low Profile Dock Live Load 30 lbs/sqft

MADE IN
USA



RESIDENTIAL KAYAK LAUNCH
200900

Project Name:
Waldo Street Kayak Dock Design 2
Portland, ME
Distributor Name:
Eric Welzel
EZ Dock of Maine
(207) 751-4323

Drawn by: Eric Welzel
Date: 6/9/2024
DWG Name: MAINE_45452871526

EZ Dock, Inc
878 East Highway 60
Monett, Missouri 65708
Phone: 1 (800) 654-8168
Fax: (417) 235-2232

General Notes:

- 1. This drawing does not reflect anchoring. Once sufficient information & completed Proposal Request Form concerning water and bottom conditions is received, anchoring may be detailed.
- 2. Note: It is the dock owner/operator's responsibility to ascertain and comply with all applicable Federal, State, and local laws, ordinances and regulations, as well as all inspection, permitting and licensing requirements pertaining to the installation, application and use of EZ Dock products on the owner/operator's premises. EZ Dock, Inc. assumes no duty or responsibility with respect to the legality or compliancy of the owner/operator's chosen installation, application or use of EZ Dock products.
- 3. Reference EZ Dock Owner Manual for additional details.

NOTICE! Read EZ Dock Limited Warranty carefully. Among other things, EZ Dock does not warrant damages, failures or defects caused by unauthorized modification of EZ Dock Product, and/or unauthorized attachment to/of EZ Dock Product.

EZ Dock of Maine
 347 Lunt Road
 Brunswick, ME 04011

Estimate

Name/Address
Portland Maine Land Bank Baxter Miatke Waldo Street Portland, ME Design #2

Date	Estimate No.	Project
06/09/24	951	

Item	Description	Quantity	Cost	Total
206010-GR	60" X 10' Dock Section Grey	4	1,999.00	7,996.00
200900-GR	EZ Kayak Launch Grey	1	2,099.00	2,099.00
300501-GR	Corner Gusset Two Pocket Grey	1	399.00	399.00
G500410-GR	4' x10' Gangway with Railings	1	3,449.00	3,449.00
135350-GR	3.5" Pipe Bracket/Coupler Grey	6	249.00	1,494.00
301100	Coupler Set/Dog Bone	15	59.00	885.00
201030-GR	Pocket Filler Grey	39	6.99	272.61
Pipe	2" ID Galvy 10G Pipe per Foot	63	12.50	787.50
PVC-3	3" PVC Pipe & End Cap	6	69.95	419.70
9000010SS	In-Water Installation Tool	1	199.00	199.00
900005	EZ Drive Tool for 15/16' Socket	2	5.00	10.00
300100	8" Nylon Tie Up Cleat	4	19.00	76.00
004	Delivery Charge from Brunswick	1	300.00	300.00
003	Full Dock Installation Charge	1	1,200.00	1,200.00
	Maine State Sales Tax		5.50%	0.00
			Total	\$19,586.81



FERGUSON WATERWORKS #1396
94 PLEASANT AVENUE
SO PORTLAND, ME 04106-5614

Phone: 207-767-6239
Fax: 207-767-6260

Deliver To:
From: Anthony Tocci
Comments:

17:40:56 MAY 08 2024

Page 1 of 1

FERGUSON WATERWORKS #576
Price Quotation
Phone: 207-767-6239
Fax: 207-767-6260

Bid No: B510606
Bid Date: 05/07/24
Quoted By: MEF

Cust Phone: 207-767-6239
Terms: CASH ON DEMAND

Customer: BIDDING ME PRIVATE
94 PLEASANT AVE
SO PORTLAND, ME 04106

Ship To: BIDDING ME PRIVATE
3 WALDO STREET
PORTLAND, ME 04102-1912

Cust PO#: Ecoraster E-40

Job Name: Waldo Street Boat Launch

Item	Description	Quantity	Net Price	UM	Total
PE40	ECORASTER E40 PERM PVR	958	2.640	EA	2529.12

Net Total: \$2529.12
Tax: \$147.35
Freight: \$0.00
Delivery: \$150.00
Total: \$2826.47

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



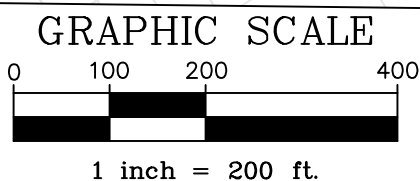
HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to
complete a survey about your bids:

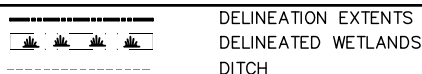
<https://survey.medallia.com/?bidsorder&fc=1396&on=38609>



WASHINGTON AVENUE



LEGEND



NOTES:

1. PARCEL BOUNDARY INFORMATION OBTAINED FROM STATE OF MAINE GIS DATABASE.
2. DATUM: NAD83 STATE PLANE MAINE WEST (FEET).
3. 2 FOOT CONTOURS OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA).
4. WETLAND BOUNDARIES WERE IDENTIFIED AND DELINEATED BY JONES ASSOCIATES INC IN NOVEMBER OF 2022 ACCORDING TO U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION.
5. WETLAND FLAGS WERE LOCATED USING TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY WITH EXPECTED AVERAGE ACCURACY OF SUB-METER. THIS METHOD IS RECOGNIZED BY BOTH STATE AND FEDERAL AGENCIES. HOWEVER, JONES ASSOCIATES INC RECOMMENDS THAT THE WETLAND BOUNDARY BE SURVEYED USING A MORE PRECISE METHOD IF ANY FILL OR REGULATED ACTIVITIES ARE TO BE PERFORMED WITHIN 20 FEET OF THE GPS LOCATED WETLAND.
6. NO STREAMS WERE OBSERVED DURING THIS DELINEATION. DITCHES WERE OBSERVED AND SKETCHED ONTO THE WETLAND PLAN AND ARE APPROXIMATE ONLY. DITCHES ARE NOT CLASSIFIED AS WETLANDS.

PLAN TITLE:

WETLAND PLAN
COOLIDGE & DAVENPORT AVENUE
TAX MAP 348 LOTS C001-C013 & B005-B014
TAX MAP 349 LOTS C013-C021
PORTLAND, MAINE 04103

PREPARED FOR:

LORI J. PAULETTE
389 CONGRESS STREET
PORTLAND, MAINE 04101

PREPARED BY:

JONES ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants



PLAN DATE:

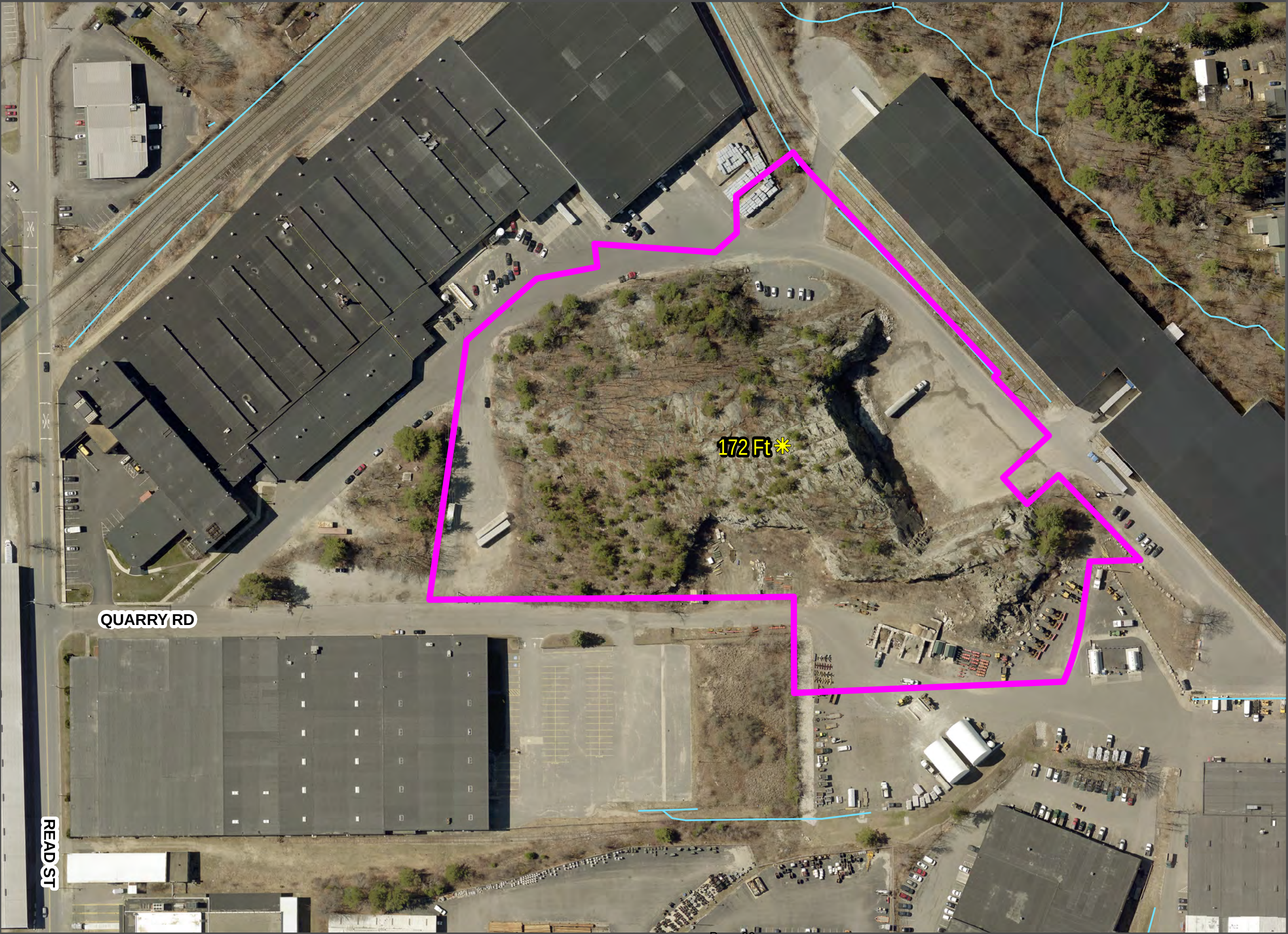
NOVEMBER 2022

FIELD WORK DATE:

NOVEMBER 2022

SCALE: 1"=200'

PROJ. #: 22-053PO



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS
212 CANCO RD, SUITE B
PORTLAND, MAINE 04103
PHONE (207) 874-8801

LEGEND

HP-13 Rocky Hill

Drainage

Brook

Ditch or Brook

Note: Rocky Hill boundary shown based on the original area of interest and does not correspond with actual property boundaries. The area of interest will need to be redefined based on subsequent changes in land use around this area.

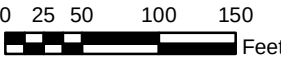
HP-13 Rocky Hill
on Quarry Road

Note: Drainage & Water Bodies were derived from aerial imagery, not survey or wetland delineation. They are an indicator of potential water features only.



April 30, 2024

DESIGN BY: DAR DRAWN BY: DAR CHECK BY: XXX



JB Brown and Sons Parcel- Rocky Hill



PARID: 150 A008001
BROWN J B AND SONS

0 QUARRY RD

Parcel

Parcel ID	150 A008001
Property Location	0 QUARRY RD
Unit	
Living Unit	
Land Use Code	40 - VACANT LAND
	Verify legal use with the Zoning Office
Land Area (acreage)	3.7133
Land Area (square footage)	161751
Notes	150-A-8 151A-A-28
	QUARRY RD
	161753 SF
Utilities	7 - NONE
	-
	-

Owners

Owner	BROWN J B & SONS
Address	PO BOX 207
City, State, Zip	PORTLAND ME 04112
Deed Date	0
Book	
Page	

Assessed Values

Land	\$161,800
Building	\$0
Total	\$161,800
Homestead / Veterans Exemption	\$0
Other Exemptions	\$0
Taxable Value	\$161,800

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2023	\$161,800	\$0	\$161,800	\$0	\$0	\$161,800
2022	\$161,800	\$0	\$161,800	\$0	\$0	\$161,800
2021	\$179,200	\$0	\$179,200	\$0	\$0	\$179,200
2020	\$89,600	\$0	\$89,600	\$0	\$0	\$89,600
2019	\$89,600	\$0	\$89,600	\$0	\$0	\$89,600
2018	\$89,600	\$0	\$89,600	\$0	\$0	\$89,600
2017	\$89,600	\$0	\$89,600	\$0	\$0	\$89,600
2016	\$89,600	\$0	\$89,600	\$0	\$0	\$89,600

Rocky Hill- Quarry Warehouse LLC Parcel



PARID: 151A A015001

QUARRY WAREHOUSE LLC

90 QUARRY RD

Parcel	
Parcel ID	151A A015001
Property Location	90 QUARRY RD
Unit	
Living Unit	1
Land Use Code	31 - MANUFACTURING
	Verify legal use with the Zoning Office
Land Area (acreage)	11.5423
Land Area (square footage)	502783
Notes	151A-A-15 154-B-49
	QUARRY RD 90
	502781 SF
	LOT 3
Utilities	2 - PUBLIC WATER
	3 - PUBLIC SEWER
	-

Owners	
Owner	QUARRY WAREHOUSE LLC
Address	PO BOX 108
City, State, Zip	PORTLAND ME 04112
Deed Date	03/24/2016
Book	32995
Page	286

Assessed Values	
Land	\$752,400
Building	\$10,609,800
Total	\$11,362,200
Homestead / Veterans Exemption	\$0
Other Exemptions	\$0
Taxable Value	\$11,362,200

Sales History					
Date	Price	Grantee	Grantor	Book	Page
03/24/2016	\$5,550,000	QUARRY WAREHOUSE LLC	BROWN J B & SONS	32995	286
12/28/1995	\$0	FORE RIVER WAREHOUSEING & STORAGE	FORE RIVER WHAREHOUSING & STORAGE CO INC	12284	271
09/18/1995	\$0	FORE RIVER WAREHOUSEING & STORAGE CO INC	CITY OF PORTLAND	12118	007
01/01/1800	\$0	BROWN J B & SONS			

Building Description		1 of 2
Card	1	
Building Number	1	
Structure Code/Description	398 - WAREHOUSE	
Improvement Name	NEPW LOGISTICS	
Units	1	
# of Identical Buildings	1	
Year Built	1980	
Gross SF (including basement)	77,120	

Building Data								
Card	Line	From Floor	To Floor	Area	Use Group	Exterior Walls	Wall Height	Heating
1	1	01	01	77,120	WAREHOUSE/ LT MFG	METAL, SANDWICH	26	UNIT HEATERS
2	1	01	01	93,880	WAREHOUSE/ LT MFG	METAL, SANDWICH	26	UNIT HEATERS

Other Feature Details					
Card	Int/Ext Line	Structure	Measurement 1	Measurement 2	Identical Units
1	1	OD1-OVERHEAD DR-WOOD/MTL	8	10	8
1	1	OD1-OVERHEAD DR-WOOD/MTL	10	10	8
1	1	SS2-SPRINKLER SYS DRY	77,225	1	1
1	1	DL1-DOCK LEVEL FLOOR	57,600	1	1
1	1	LD5-DOCK LEVELERS	0	0	4
2	1	DL1-DOCK LEVEL FLOOR	1	96	1
2	1	OD1-OVERHEAD DR-WOOD/MTL	8	10	8
2	1	OD1-OVERHEAD DR-WOOD/MTL	10	10	6
2	1	LD5-DOCK LEVELERS	0	0	4

2	1	SS2-SPRINKLER SYS DRY	96,320	1	1
2	1	RS1-UTILITY BLDG-FRAME	1	378	1

Outbuildings

Description	Area/Quantity
PA1-PAVING ASPHALT PARKING	31,000
PA1-PAVING ASPHALT PARKING	12,500

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2023	\$752,400	\$10,609,800	\$11,362,200	\$0	\$0	\$11,362,200
2022	\$752,400	\$10,609,800	\$11,362,200	\$0	\$0	\$11,362,200
2021	\$752,400	\$10,609,800	\$11,362,200	\$0	\$0	\$11,362,200
2020	\$668,800	\$5,047,500	\$5,716,300	\$0	\$0	\$5,716,300
2019	\$668,800	\$5,047,500	\$5,716,300	\$0	\$0	\$5,716,300
2018	\$668,800	\$5,047,500	\$5,716,300	\$0	\$0	\$5,716,300
2017	\$668,800	\$5,047,500	\$5,716,300	\$0	\$0	\$5,716,300
2016	\$668,800	\$5,047,500	\$5,716,300	\$0	\$0	\$5,716,300
2015	\$385,400	\$2,230,100	\$2,615,500	\$0	\$0	\$2,615,500
2014	\$385,400	\$2,230,100	\$2,615,500	\$0	\$0	\$2,615,500

Rocky Hill- 217 Read and Quarry Streets Parcel



PARID: 150 A00200A

217 READ AND QUARRY STREETS LLC

70 QUARRY RD

Parcel	
Parcel ID	150 A00200A
Property Location	70 QUARRY RD
Unit	A
Living Unit	0
Land Use Code	20 - COMMERCIAL CONDOS
	Verify legal use with the Zoning Office
Land Area (acreage)	0
Land Area (square footage)	0
Notes	150-A-2-3 151A-A-14-16
	QUARRY RD 70
	QUARRY ROAD CONDO # A
	LOT 2
Utilities	2 - PUBLIC WATER
	3 - PUBLIC SEWER
	-

Owners	
Owner	217 READ & QUARRY STREETS LLC
Address	4217 LAKEWAY BLVD
City, State, Zip	LAKEWAY TX 78734
Deed Date	03/25/2022
Book	39307
Page	179

Assessed Values	
Land	\$452,000
Building	\$8,252,800
Total	\$8,704,800
Homestead / Veterans Exemption	\$0
Other Exemptions	\$0
Taxable Value	\$8,704,800

Sales History					
Date	Price	Grantee	Grantor	Book	Page
03/25/2022	\$10,500,000	217 READ & QUARRY STREETS LLC	JB BROWN & SONS	39307	179

Building Description	
Card	2
Building Number	1
Structure Code/Description	401 - MANUFACTURING PROCESS
Improvement Name	X CAFE
Units	1
# of Identical Buildings	1
Year Built	1947
Gross SF (including basement)	167,705

Building Data									
Card	Line	From Floor	To Floor	Area	Use Group	Exterior Walls	Wall Height	Heating	
2	1	01	01	165,353	HEAVY MFG	BRICK VENEER	18	UNIT HEATERS	
2	2	M1	M1	336	SUPPORT AREA	NONE	9	NONE	
2	3	02	02	2,016	OFFICE ENCLOSURE	BRICK VENEER	12	UNIT HEATERS	

Other Feature Details					
Card	Int/Ext Line	Structure	Measurement 1	Measurement 2	Identical Units
2	1	OD1-OVERHEAD DR-WOOD/MTL	8	8	10
2	1	OD4-OVRHD DR-MTR-OP-RL-ST	20	14	2
2	1	LD5-DOCK LEVELERS	0	0	3
2	1	LD4-TRUCK & TRAIN WELLS	23,554	1	1
2	1	SS2-SPRINKLER SYS DRY	23,554	1	1
2	1	DL1-DOCK LEVEL FLOOR	142,296	1	1
2	1	CP5-CANOPY ONLY	6	80	1
2	1	CP5-CANOPY ONLY	4	13	1

Outbuildings	
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Description	Area/Quantity
PA1-PAVING ASPHALT PARKING	96,800
FN1-FENCE CHAIN	13,914
RR1-TRACK, RAILROAD	1,150
ST1-STACKS BRICK	870

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
2023	\$452,000	\$8,252,800	\$8,704,800	\$0	\$0	\$8,704,800
2022	\$452,000	\$8,252,800	\$8,704,800	\$0	\$0	\$8,704,800

Rocky Hill- City of Portland Owned Parcel



Rocky Hill- City of Portland Owned Parcel



City of Portland Land Bank Project Score Card Template

Date: May 9, 2024
 Project: HP 13- Rocky Hill
 Primary Parcel
 Parcel IDs: 150 A008001
 Current Parcel Owner BROWN J B & SONS

Parcel Size: 3.7133 acres
 Map References: Quarry Road

Secondary Parcels

150 A00200A
 217 READ & QUARRY STREETS LLC
 Only small portion on Rocky Hill may be able to be carved off
 See Map

Secondary Parcels

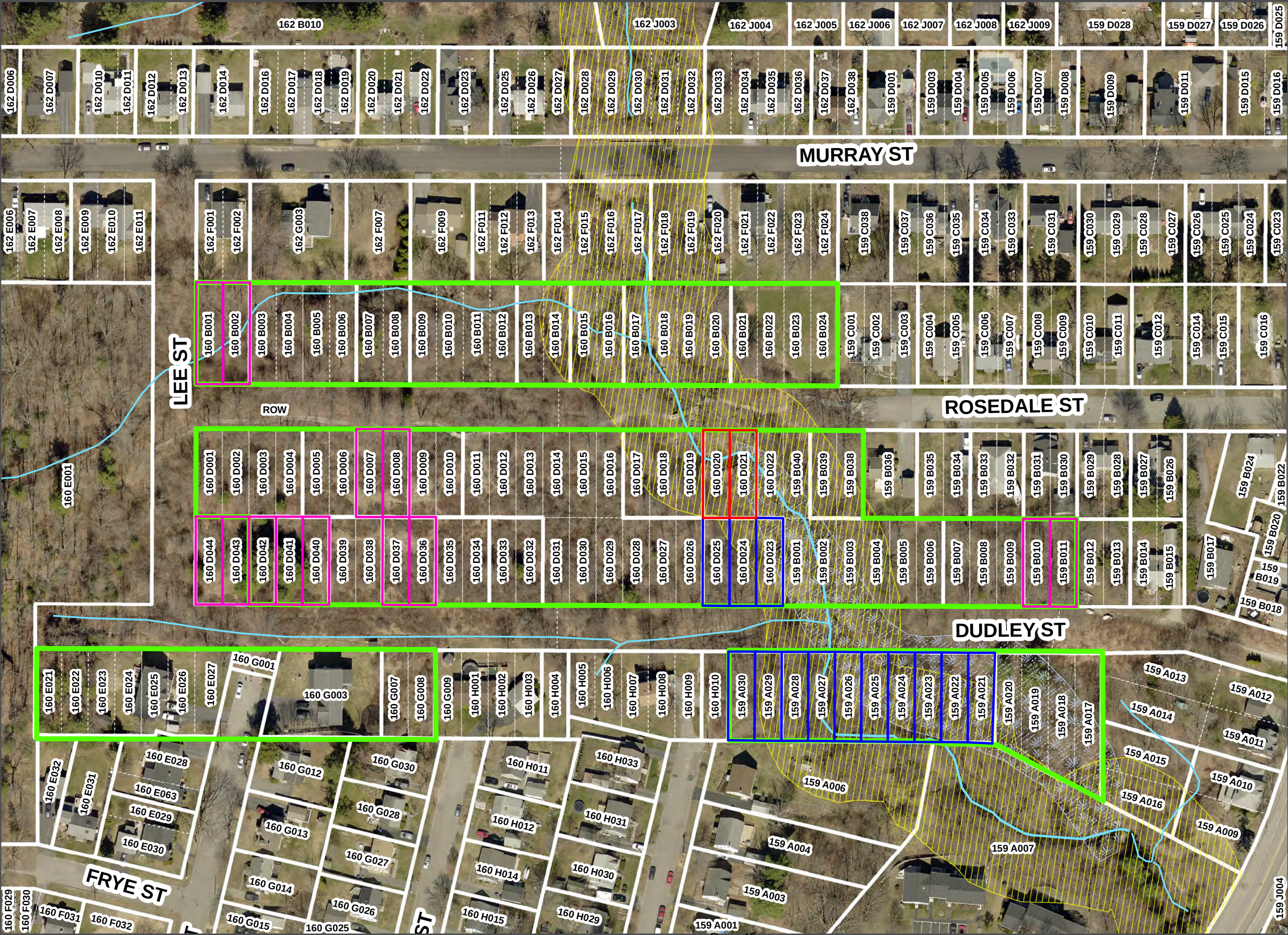
151A A015001
 QUARRY WAREHOUSE LLC
 Only small portion on Rocky Hill may be able to be carved off
 See Map

Rocky Hill is a unique property in an urban/commercial of Portland that is made up of rocky outcrops and 50 to 60 foot cliffs. The property was an old rock quarry now surrounded by commercial and industrial land use. Land Bank staff toured the property on May 8th, 2024 with landowner permission to hike up to the top of quarry hill. Rocky Hill has a top elevation of 161 ft providing 360 degree views of the Portland skyline east and views to Mount Washington to the west. It is unique vantage point in the city of Portland. LBC recommends to maintain as high priority and review with City Staff and Property Owner. Secondary adjacent parcels are partially on Rocky Hill and may be worth discussing easements or splitting those parcels with owners.

Summary & Recommendation:

Primary Land Bank Criteria	Land Bank Ordinance Reference	Yes	No	Maybe	Notes/Comments
Does the property have, or contribute to, healthy forest ecosystem?	Section 2-43(a)(7)	x			While this is an urban/commercial area, contiguity with Canco Woods and nearby Payson Park might allow for a functioning ecosystem. The riparian ecosystem should also be considered.
Does the property have, or contribute to, healthy wetlands, streams, river, ocean, aquifers or other water bodies?	Section 2-43(a)(5)		x		From the National Wetlands Inventory map, this site does not appear to be in a wetland area.
Does the property help mitigate or adapt to climate change impacts? (CO2 storage, storm impacts, tidal impacts)		x			This is an important area for absorbing excessive rainfall events, as the area is surrounded by impervious surface. The trees on the property could also help with CO2 storage.
Does the property provide an opportunity to protect or improve an ecosystem?	Section 2-43(a)(5)			x	For the terrestrial ecosystem, there would be a loss of tree cover if developed.
Does the property create a connection or link between nearby Parks, Land Bank, or conserved properties?	Section 2-43(a)(11)			x	The trails map indicates connections to the Canco Woods network, a potential new trail to the summit of Rocky Hill as a destination.
Does protecting the property support Portland's desired sustainable land use pattern of a dense core with developed corridors and nodes?	Section 2-43(a)(9)	x			The open space and bike/ped maps indicate a corridor along Read Street which Quarry Road and Rocky Hill are accessed from connecting to Canco Woods and Canco Road.
Does protecting the property support Portland's desire for equal access to undeveloped natural space in every neighborhood? (all residents within a 10 minute walk)				x	ParkScore indicates a small priority area in this area, but no other parks in the area offer elevation and rock climbing opportunities that this parcel provides.
Does the property provide water access for the fishing industry OR for recreation?	Section 2-43(a)(1)		x		No water access.
Does the property provide passive recreation opportunities?	Section 2-43(a)(4)	x			There is opportunity for new trails on this property to access the summit of Rocky Hill for views. There was also evidence on the site walk of unsanctioned rock climbing anchors on the cliff walls. There is an opportunity formalize access for rock climbing the cliffs at Rocky Hill for passive recreation.

Secondary Land Bank Criteria	Land Bank Ordinance Reference	Notes/Comments
Is this a time-limited opportunity?		No, but recent assessed values on land from 2021 to 2022 indicate a decrease in this parcel and may be a good time for more affordable land acquisition costs currently.
Cost		\$161,800 Assesed land value, final cost to be discussed with property owner
Maintenance needs, short or long term		City staff parks and recreation facility neighbors/boarders the property allowing for easy maintenance needs. Collaboration with Portland Trails as they maintain a presence due to other trails nearby.
Are there opportunities for leveraging collaboration (in purchase, programming and/or maintenance)		Yes, the Access Fund provides grants for land acquisition related to rock climbing access.
Is there significant stakeholder support/opposition?		Given the support for the Canco Woods project nearby and the adjacent City of Portland facility, there would seem to be a positive baseline to start from.
Are there other competing land uses?		The site doesn't appear to be suitable for housing due to significant rock outcroppings/cliffs and surrounded by commercial/industrial use on all sides. Currently vacant with no other use planned.
Are there opportunities to achieve multiple goals of Land Bank &/or other City entities		Yes, there exists the potential to add recreation space (hiking and climbing), enhance stormwater management, and protect existing ecosystem to help mitigate climate change impacts.
Are there underserved areas where geography is a priority for ecological health or human wellness?		None known
Historical significance (humans)	Section 2-43(a)(6)	Old Quarry, no other historical significance known
Geologic significance	Section 2-43(a)(6)	Yes- rock outcroppings and cliffs from old quarry activities
Is there potential for urban agricultural use?		Most likely not



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS
212 CANCO RD, SUITE B
PORTLAND, MAINE 04103
PHONE (207) 874-8801

LEGEND

- City-Owned
- Portland_Trails
- MurrayTAPC2024
- HP-15 Murray St Lots

Drainage

- Brook
- Ditch or Brook

Water Bodies

- Wetlands
- Fall Brook SP OZ

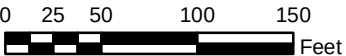
HP-15 Murray Street
Parcels

Note: Drainage & Water Bodies were derived from aerial imagery, not survey or wetland delineation. They are an indicator of potential water features only.



May 2, 2024

DESIGN BY: DAR DRAWN BY: DAR CHECK BY: XXX



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.

