

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, Baxter Miatke, Daniel Herzlinger, Evan Ferguson-Hull, Jon Kachmar, Michael Carey, Michael Scrameyer, Robert Foster, Simon Rucker.

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

April 9, 2025

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting at Parks, Recreation, and Facilities, 212 Canco Rd. Suite A conference room.

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 person'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/7477/media>

- I. Call to Order
- II. Citizen Comment Period
 - i. Citizen Comment emails 3/10/2025-4/8/2025
- III. Agenda Items
 - i. Acceptance of Meeting Minutes: February 12, 2025
 - ii. New Business
 - a. Secretary's Report
 - b. Treasurer's Report
 - iii. Old Business
 - iv. Communications and Parcel Updates
 - a. Hope Ave.
 - b. Redlon Woods
 - c. Gray Rd.
 - d. University Park
 - e. Parks Division Report

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f. Parks Commission Report

v. Commissioner requests for Agenda Items

IV. Adjournment



Jessica Teesdale <jteesdale@portlandmaine.gov>

Citizen Comment re: Hope Ave.

1 message

Simon Thompson <thompson.simonm@gmail.com>

Mon, Apr 7, 2025 at 10:48 AM

Reply-To: thompson.simonm@gmail.com

To: landbank@portlandmaine.gov

Land Bank Commission Members and City Staff;

I am a Portland resident living at 92 Winter Street, emailing to provide Citizen Comment on the Hope Ave. agenda item for your 4/9/2025 meeting, under Communications and Parcel Updates.

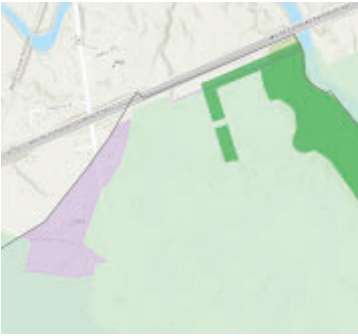
I am encouraged to see this parcel listed on the agenda, and hopeful that the Land Bank will make its acquisition a priority. While I live on the other side of Portland from the parcel, this area has always struck me as an important area to protect. When viewing the City of Portland on aerial view in Google Maps, it is one of the largest clusters of trees that is not yet protected from development. In order for Portland to achieve its climate goals, we need to not just plant new trees but work to keep the ones we have.

Additionally, while conservation must be balanced with development, especially due to Portland's severe housing shortage, this parcel is an ecologically sensitive one due to its close proximity to the Presumpscot River and Preserve. Imprudent development on this parcel could lead to landslides and erosion into the river, stormwater runoff into the river, and would inevitably require paving over substantial wetlands within the parcel.

This parcel also has excellent outdoor recreation potential, another priority for the Commission. Thoughtful planning of trails within this parcel could make the Presumpscot River Preserve more easily accessible to the large nearby neighborhood. Perhaps notably, the Trust for Public Land's map of Portland parks (which supports their goal of 100% of residents living within 10 minutes of a park) designates a nearby area as a "moderate" priority for a new park, shaded purple in the attached screenshot from the online map at <https://parkserve.tpl.org/>.

Thank you for considering my comments and thank you for your efforts to preserve this important piece of Portland's geography.

Simon Thompson



ParkServe map.png
1150K

City of Portland | Parks, Recreation and Facilities Management

Ethan Hipple, *Director*

Alex Marshall, *Director of Parks Division*



Land Bank Commission February 12, 2025, Meeting Minutes

This meeting was recorded and is available to watch on the Agendas and Meetings Portal

Here: <https://portlandme.portal.civicclerk.com/event/7475/media>

Present Commission Members: Baxter Miatke, Daniel Herzlinger, Evan Ferguson-Hull, Jon Kachmar, Michael Carey, Michael Scrameyer, and Simon Rucker

Not Present: Alaina Chormann, Robert Foster

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

Call to Order: J. Kachmar called the meeting to order at 5:04 pm

General Citizen Comment Period:

J. Kachmar opened the floor for public comment. The following individuals spoke:

George Rheault, District 1

Agenda Items

Acceptance of Meeting Minutes: January 8, 2024

Motion to accept meeting minutes: The motion was made by M. Carey and seconded by D. Herzlinger

Passed: 6-0 with 1 abstain

New Business

Secretary's Report-S. Rucker will use this time to comment on the Annual Report item.

Treasurer's Report- B. Maitke will use the time to comment on the Annual Report item.

Old Business

2024 Annual Report Revote

B. Maitke clarified the annual report budget. The balance in the annual report is an estimated balance and is noted as such. The 0.5% is in the ordinance, but it does not become allocated to the

Land Bank until it is bonded.

E. Hipple explains how the Land Bank receives 0.5% of the CIP that is bonded.

Public comment: J. Kachmar opened the floor for public comment on this agenda item.

The following individuals spoke:

George Rheault, District 1

Public Hearing: After taking public comments, the commission voted on this item. The motion to approve the 2024 Land Bank Annual Report was made by B. Miatke and seconded by S. Rucker

Passed 7-0

Communications and Updates

Murray Street- D. Herzlinger suggests that the Land Bank vote to express interest in proceeding with the 11 properties that are on the high-priority parcels list and still remain on the COTAPC list. D. Roncarati believes that the Land Bank has already expressed interest. J. Kachmar suggests the Land Bank make a recommendation that the parcels are important for water quality.

Project assignments- Redlon Woods and O Gray Rd. were discussed.

Parks Division Report: Land bank signs are being installed. Canco Woods, North Deering Park, Presumpscot River Preserve, and many more. Parks has recently filled the third Parks Project Manager position. The full report will be added to the meeting attachments in the agenda portal.

Parks Commission Report: No update. The January Parks Commission workshop was canceled due to a winter storm.

Commissioner Requests for Agenda Items

Project list updates

Redlon letter of interest

Adjournment

Hope Avenue Parcels

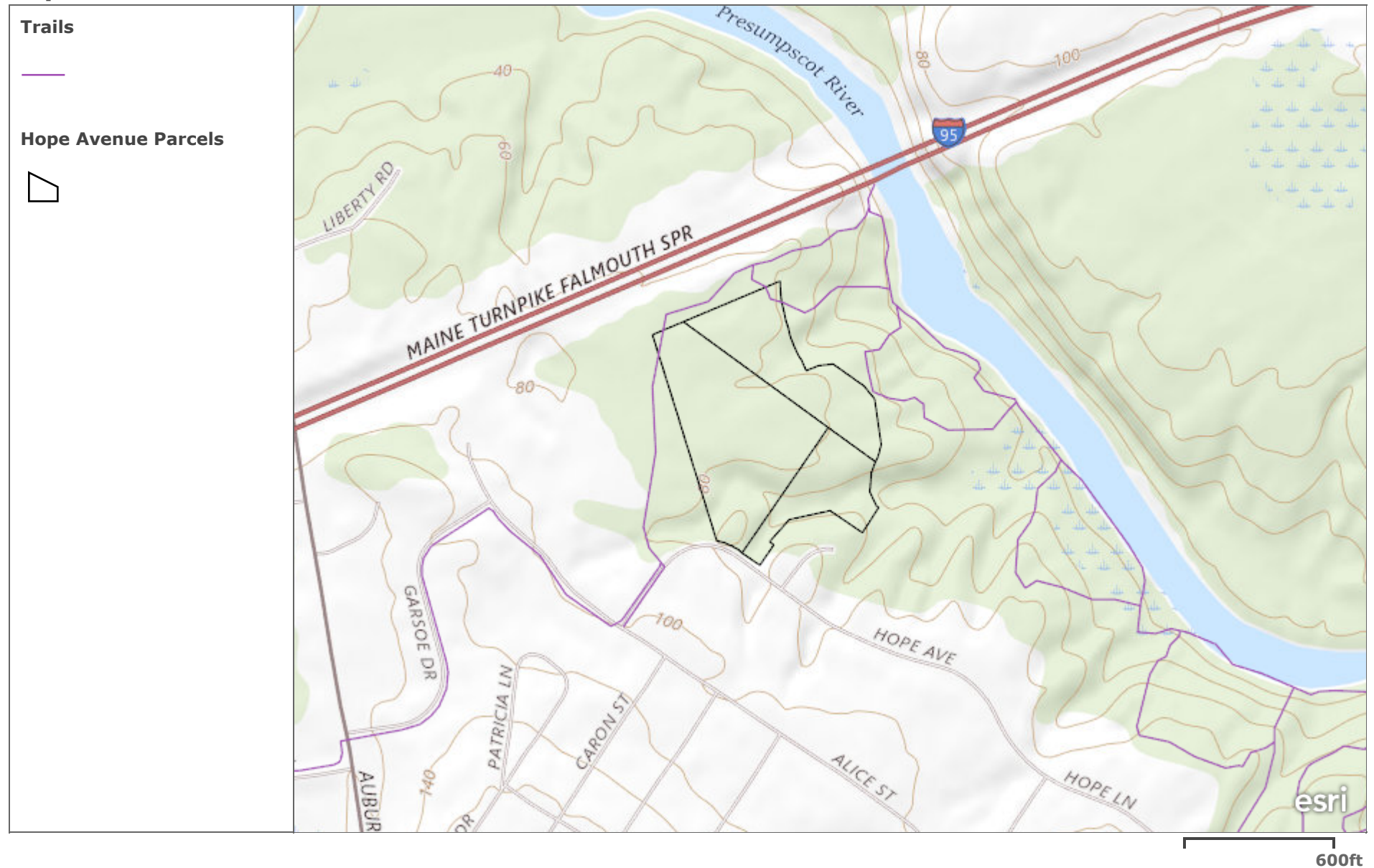
Hope Avenue Parcels



300ft

Maine GeoLibrary | Maxar | Esri, HERE, Garmin, iPC

Hope Avenue Parcels



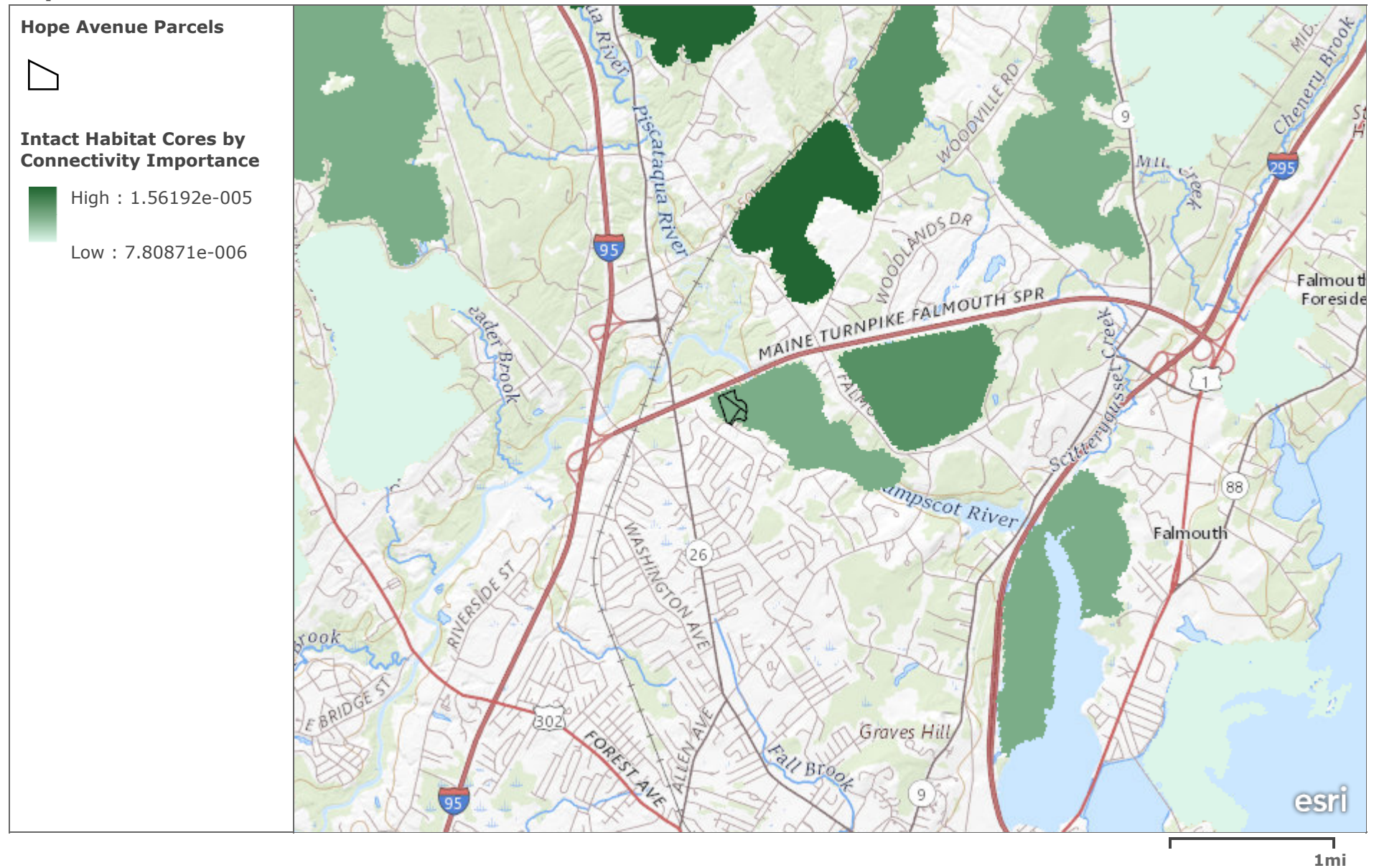
Maine GeoLibrary | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

Hope Avenue Parcels



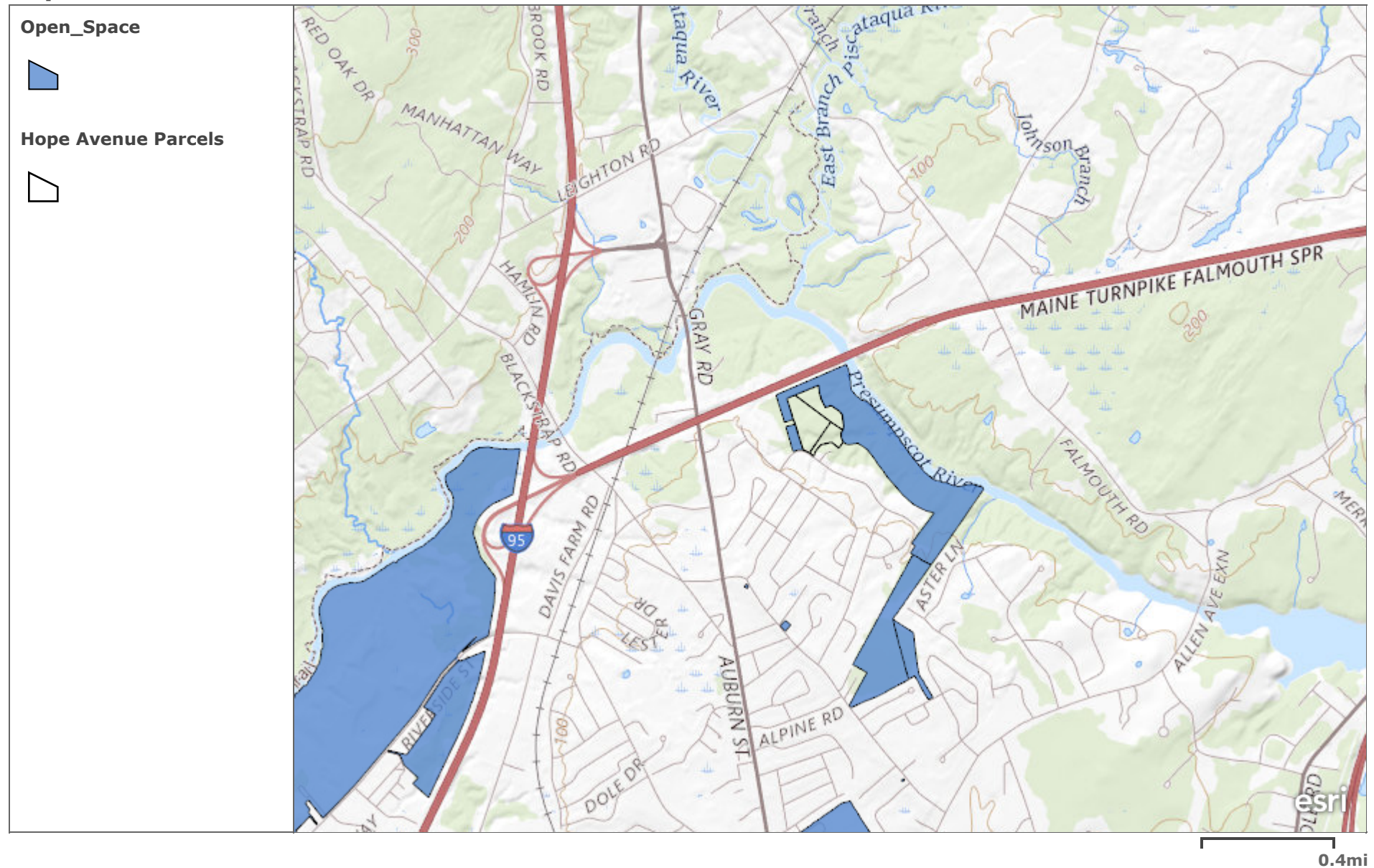
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Hope Avenue Parcels



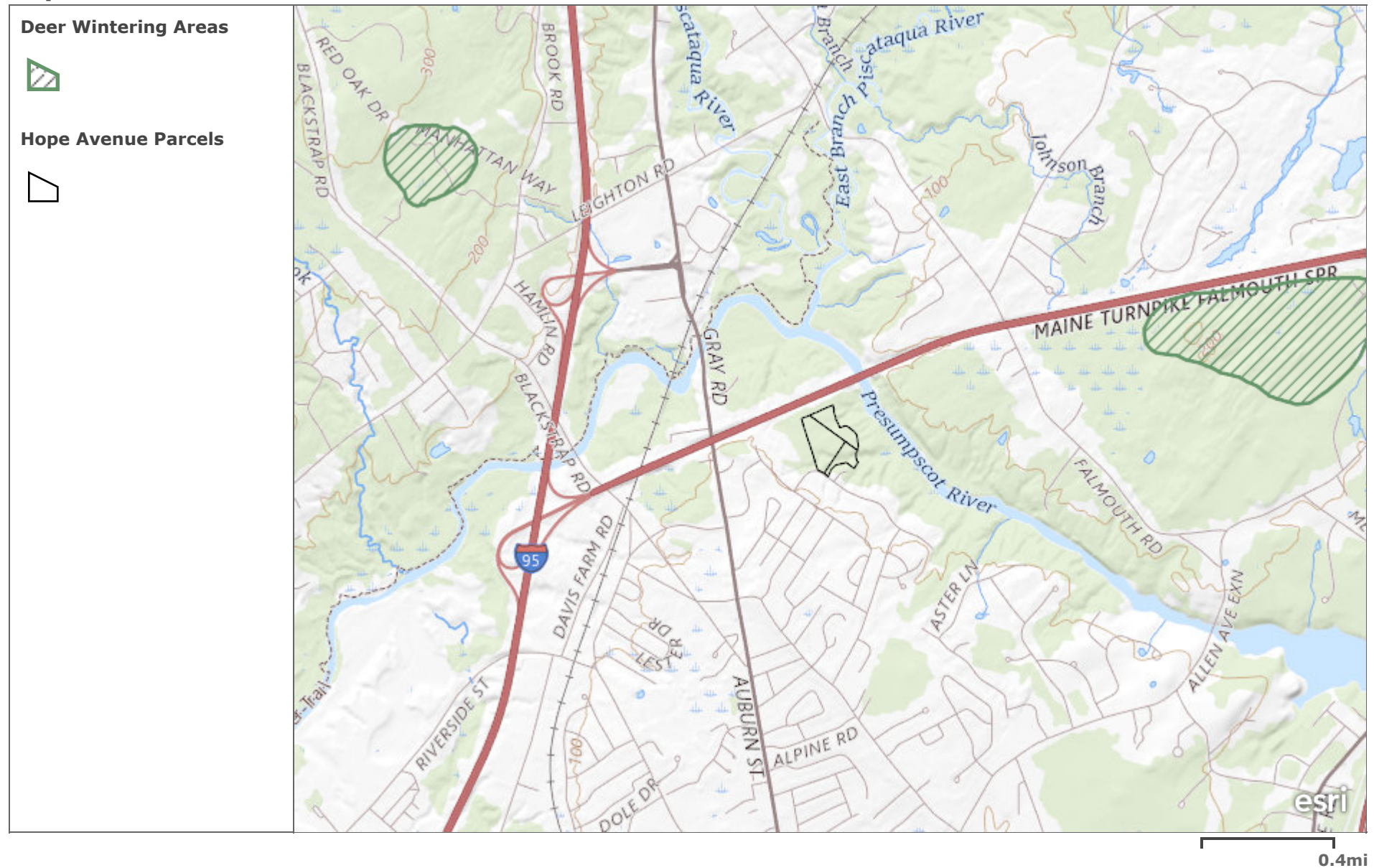
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Hope Avenue Parcels



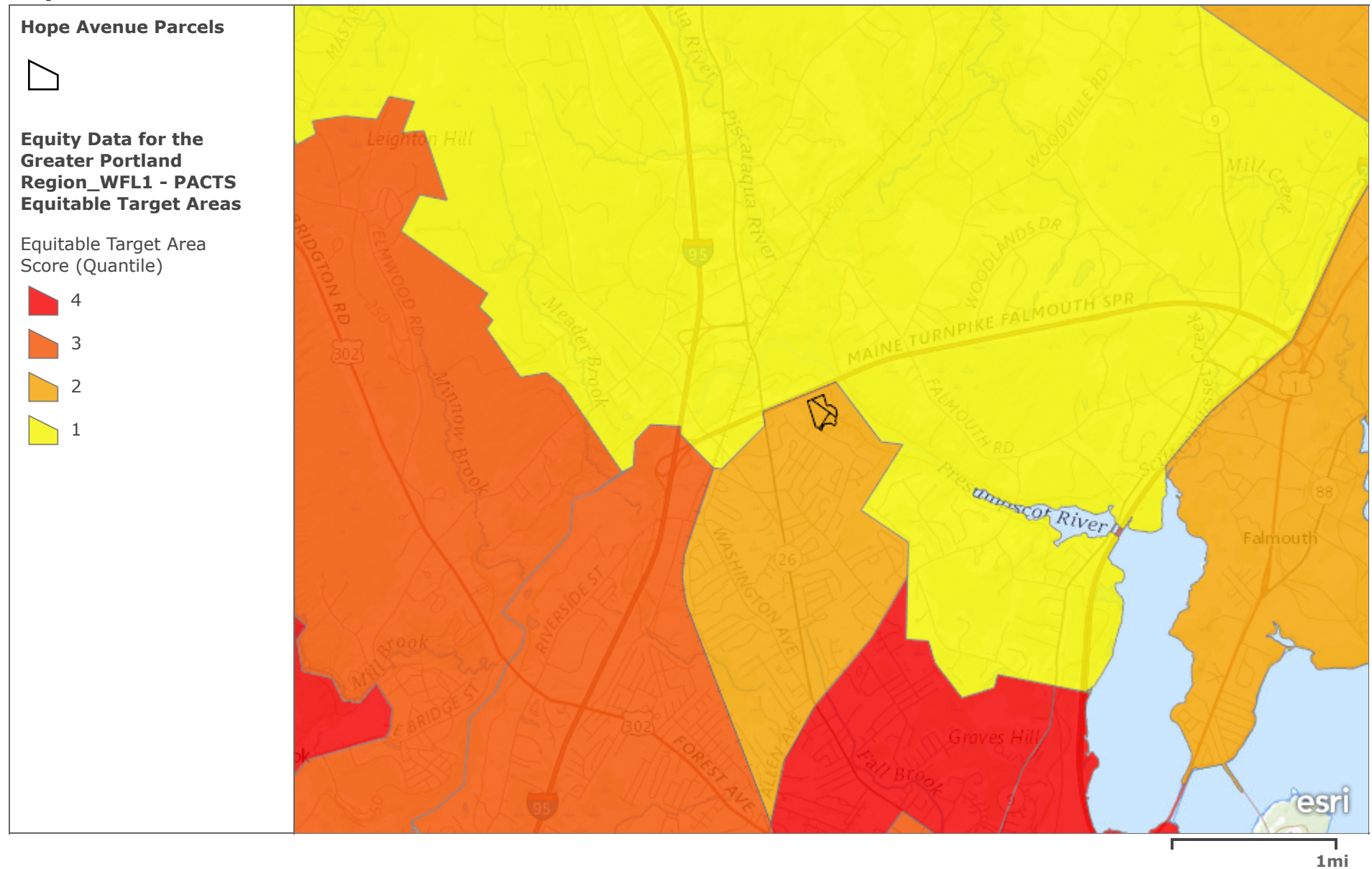
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Hope Avenue Parcels



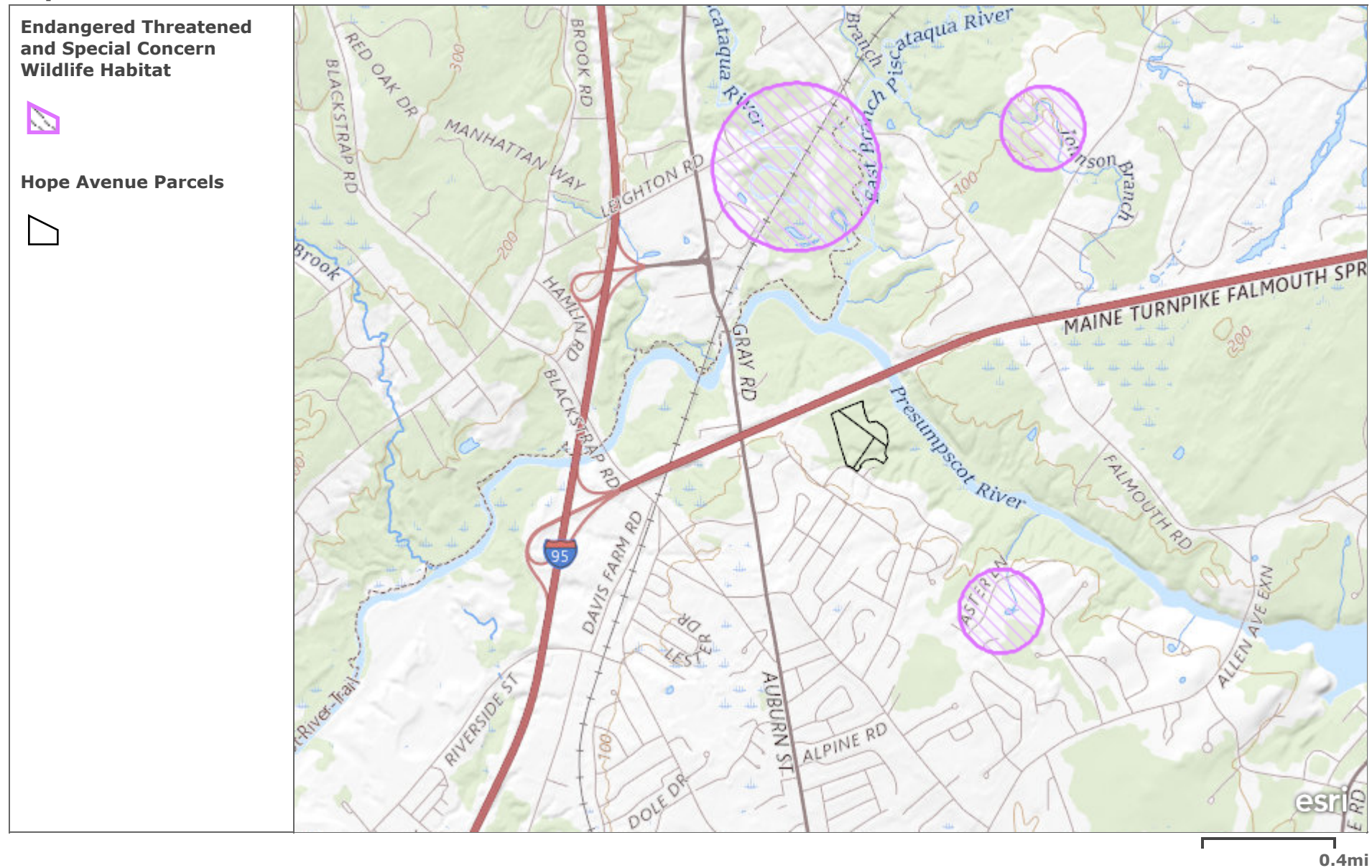
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Hope Avenue Parcels



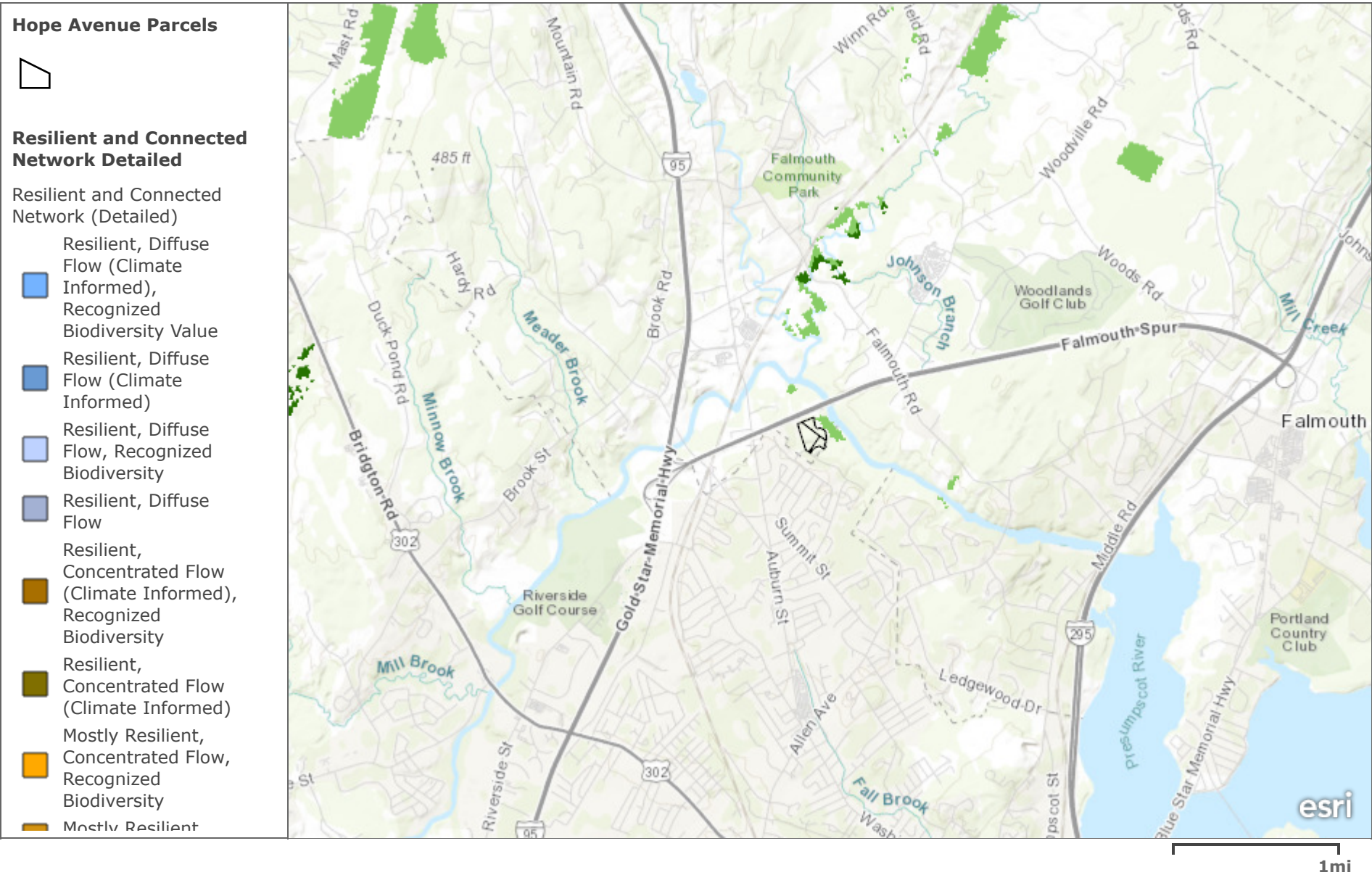
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Hope Avenue Parcels



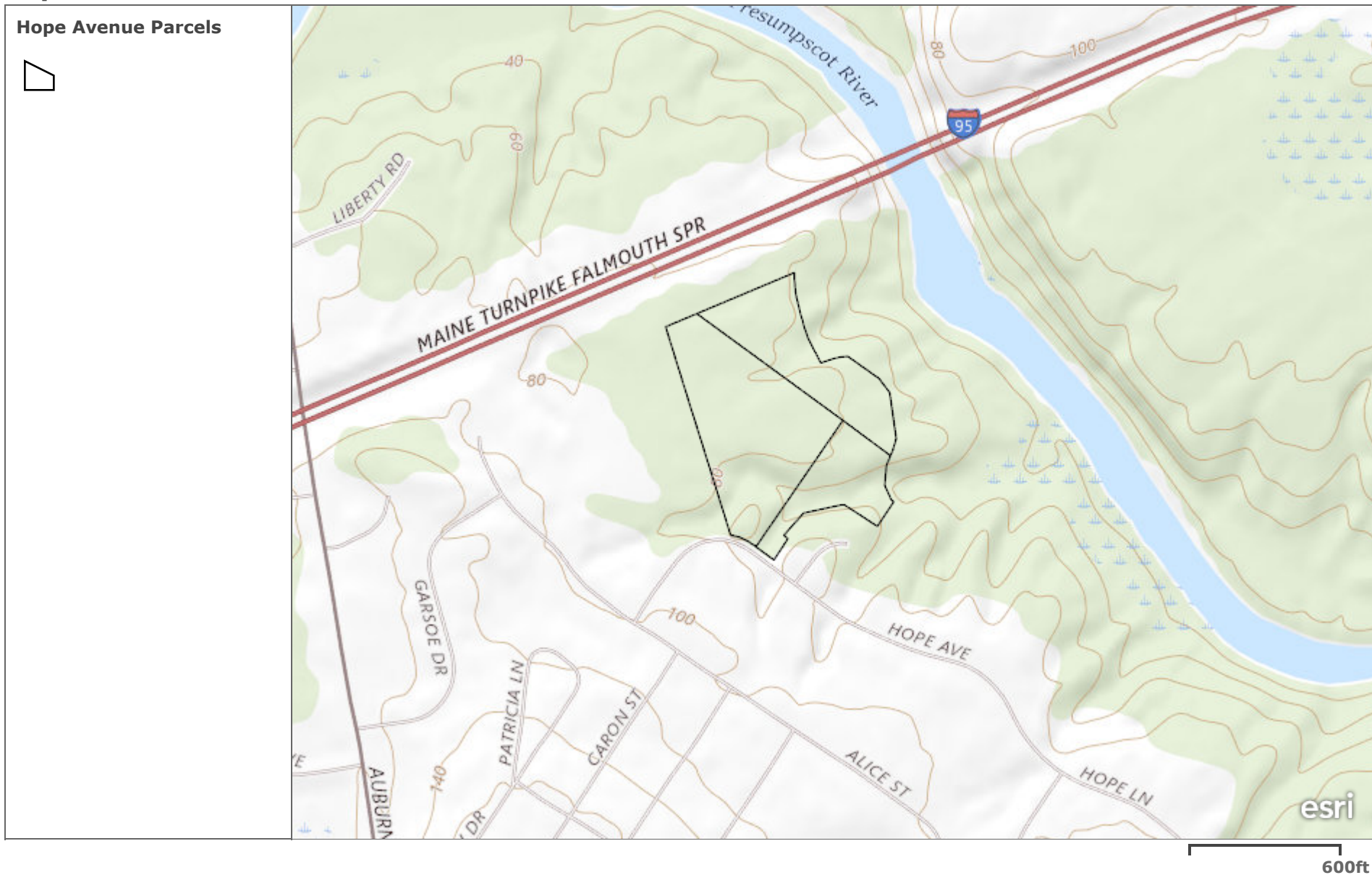
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Hope Avenue Parcels

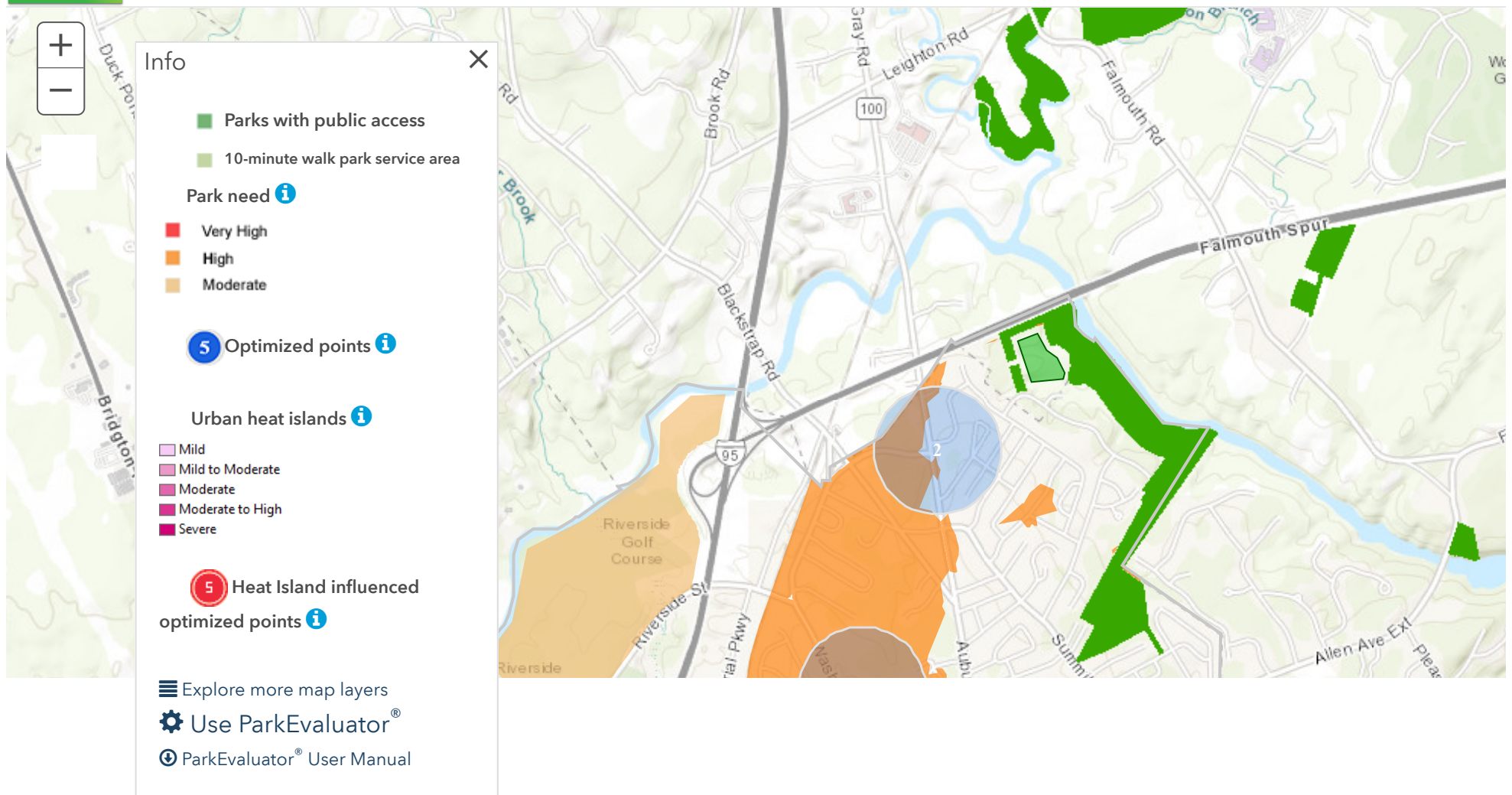


Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | Maine GeoLibrary | The Nature Conservancy

Hope Avenue Parcels



Maine GeoLibrary | USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

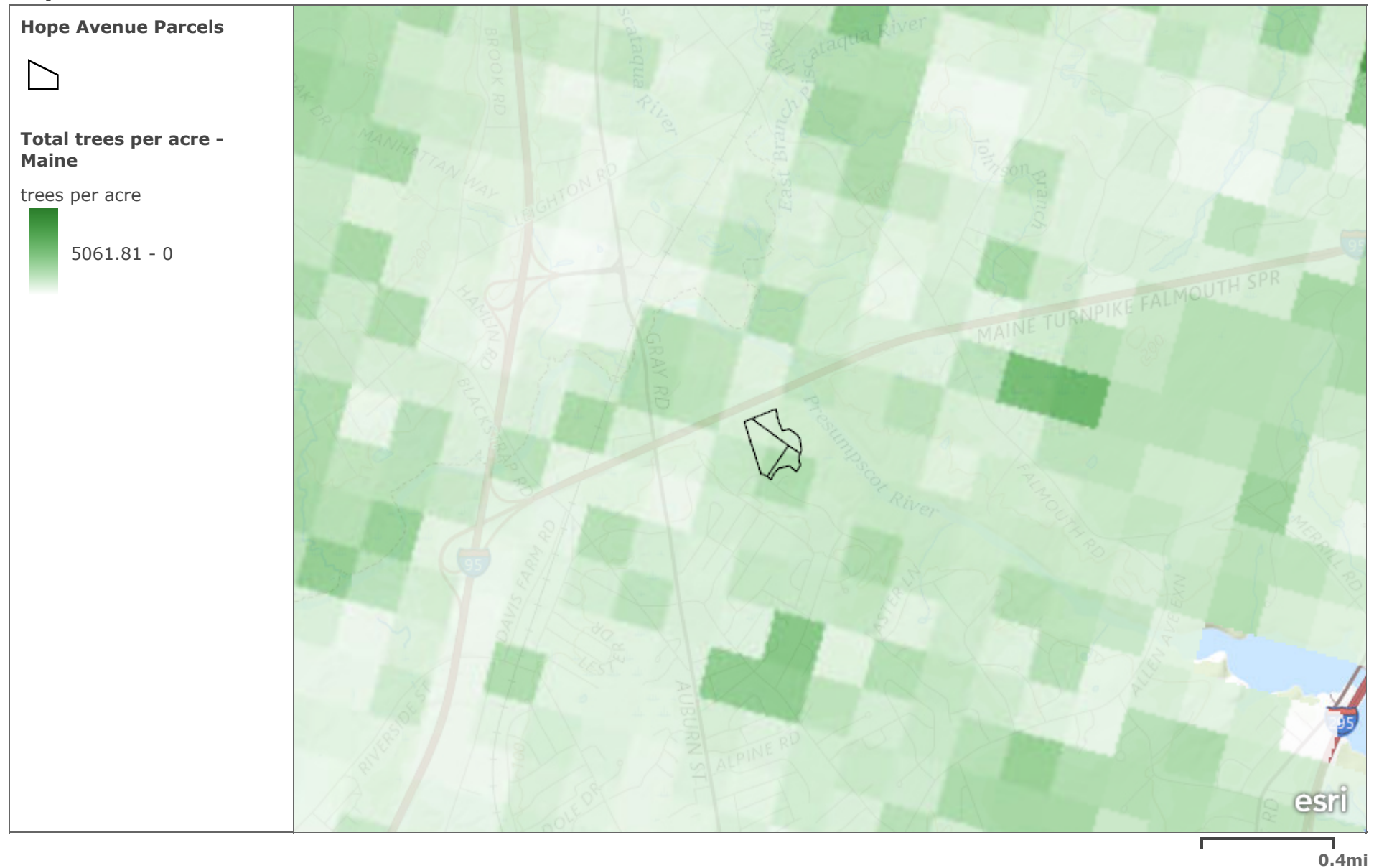


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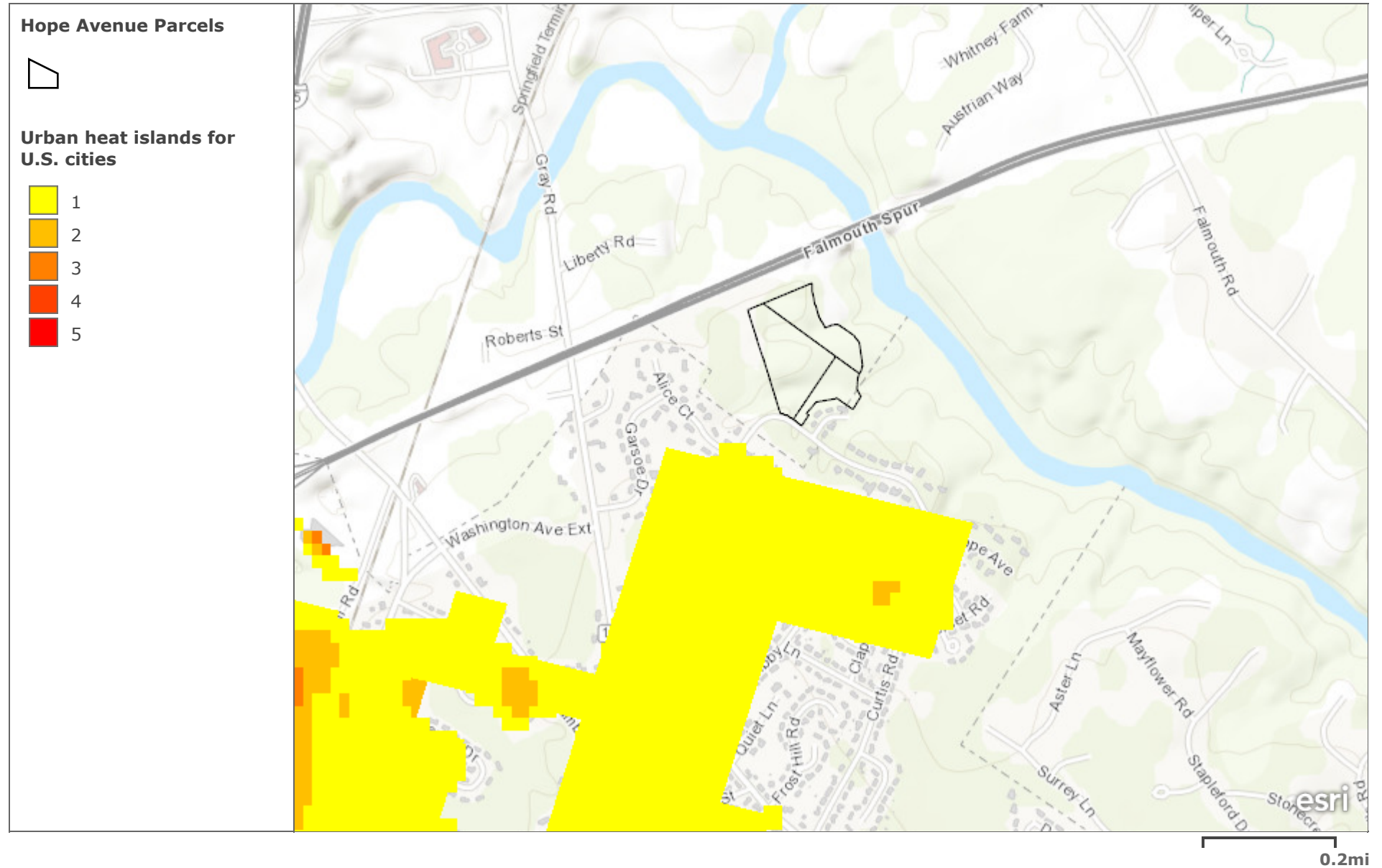
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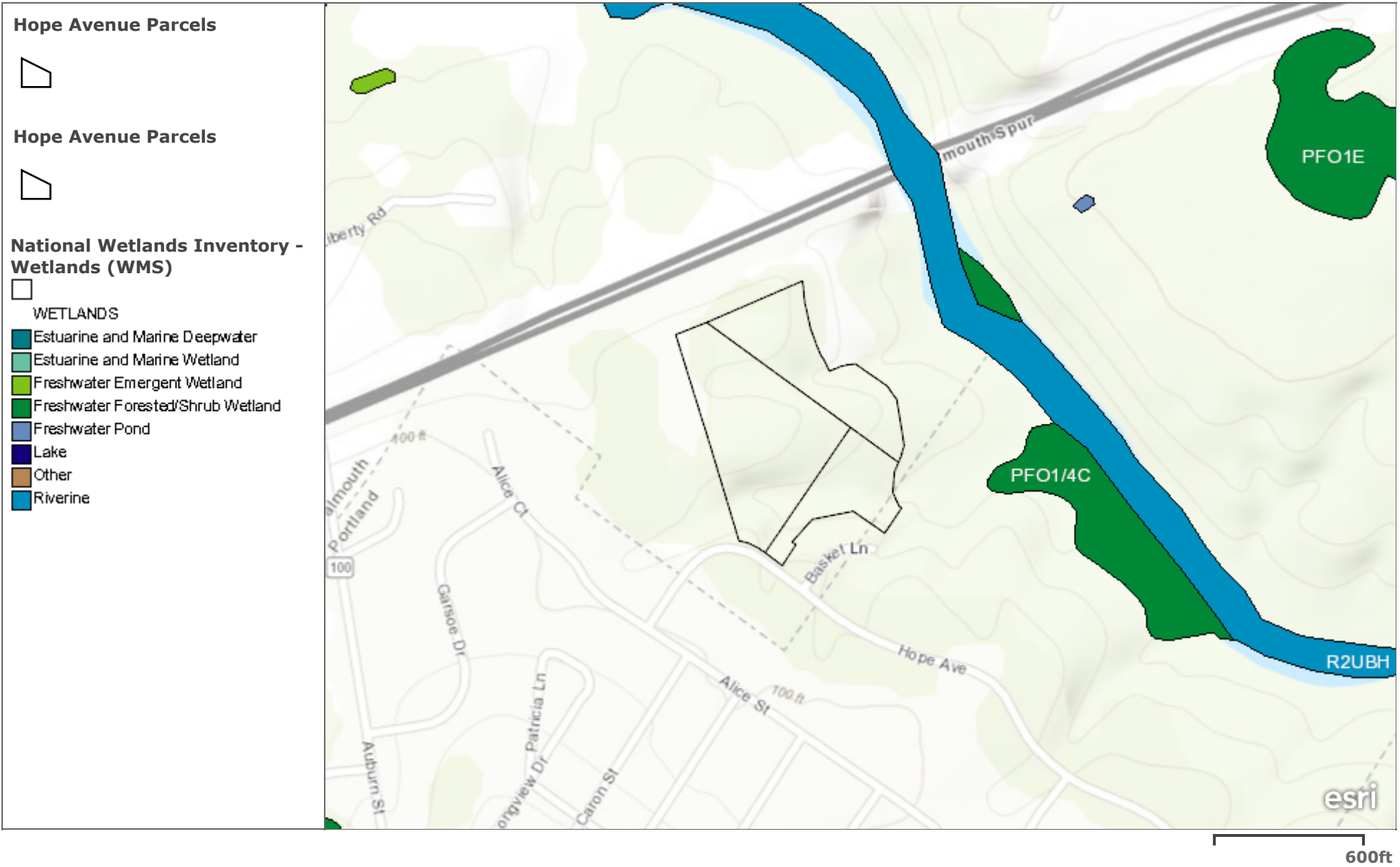
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Hope Avenue Parcels



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | Maine GeoLibrary | The Trust for Public Land, Descartes Labs, USGS

Hope Avenue Parcels



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



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

LEGEND

- Land Bank Parcels
- Berry: Phase 1
- Land Bank: Phase 2
- Land Bank: Phase 3
- Private: Taylor
- Private: Motley St
- Private: Caroline St

Drainage

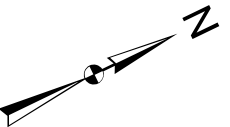
- Brook
- Ditch or Brook

Water Bodies

- swamp
- Countour Lines

Redlon Woods Area

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



February 9, 2024

DESIGN BY: DAR	DRAWN BY: DAR	CHECK BY: XXX
0 25 50 100 150 200 Feet		

RAY STREET

0 Gray Road,
Falmouth

622 Auburn, Portland
Lambert Woods North

165 Lambert, Portland
Lambert Woods South

WETLANDS





CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
Parks, Recreation & Facilities Department
Alex Marshall, Parks Director

Memorandum

TO: Parks Commission and Land Bank Commission

FROM: Alex Marshall, Parks Director, Parks, Recreation and Facilities Department

SUBJECT: Parks Division Update

DATE: April 2025

Parks Division Staffing

- Total Budgeted positions in Parks Division: 43
- Vacancies:
 - Horticulture Supervisor
 - Seasonal Positions in Parks, Playgrounds, Ballfields, Forestry, Horticulture, Park Rangers and Cemeteries

Citywide Unhoused Report

At this time, there are 23 encampments citywide, which is 11 fewer than this time in 2024 and 80 fewer than that of 2023. Of the 23 active tent sites, only 1 of them is located on City property. Overall, in 2025, City Staff (primarily Rangers), have tagged and removed 105 tents citywide. Park Rangers continue to tag and remove between 5-20 tents from City land each week and conduct a thorough clean-up afterward with the help of other Parks staff or contractors. There continues to be a steady capacity available at the Homeless Services Center.

Earth Day 2025

Earth Day 2025 is quickly approaching on Tuesday, April 22nd. As we look forward to this day, there will be countless cleanups happening citywide in parks and neighborhoods. City Staff, in partnership with the Parks Conservancy, are available to provide necessary materials and supplies for these cleanups and can help schedule post cleanup removal of debris in coordination with the Public Works Solid Waste Division. We thank all those who are willing to pitch in for this incredible effort. The annual activity surrounding Earth Day has been a remarkable success each year in helping the City clean up after the Winter snow melt. We 'Thank You' for that!

Forestry Spring Planting & Co-Op Program

The Forestry Team has been planning the Spring planting regime for the last few months so the team can be ready to get trees in the ground come mid-late April. They continue to focus on low tree equity score neighborhoods with viable planting locations and work out from there. Citywide plantings will be occurring with a sprinkle of co-op plantings mixed in. The co-op program is a way for homeowners to see a tree planted sooner than later within their adjacent right-of-way(ROW) or in close proximity to the ROW on their own property if they purchase the tree. The Forestry team will then pick up the tree and plant it in a mutually agreed upon and Dig Safe'd location. The goal is to plant 30-40 co-op trees this year. The application for this can be found at the link below:



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Ethan Hipple, Director

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<https://www.portlandmaine.gov/1319/Co-op-Tree-Planting-Program>

East End Beach Seasonal Rack Rental

April 1, 2025, marked the opening for registration to secure a kayak or dinghy rack down at the East End Beach. There is a current inventory of 129 kayak and dinghy rack spots available to residents and non-residents to rent for the boating season. This is one of the few revenue sources Parks has each year that also provides a great convenience for folks to gain access to the water for personal or business use. There is annually a wait list for this amenity, so get your application in.

Preble Field Reconstruction

The Back Cove South Storage Project is coming to a close in the next two months as they wrap up finishing touches and begin to install underdrainage, irrigation, replacement fitness course, trails and sod/seeding. While the space will look usable once complete, the construction fencing will remain through the 2025 season to allow the grass to establish and be ready for active play.

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Deering Oaks Park ADA Walkway improvements: Phase 3, providing ADA access to the wading ravine, was completed in the Summer of 2023. Phase 4, which is the sidewalk along Tennis Court Drive, is under design development currently in hopes of going out to bid later this Winter for Summer/Fall 2025 construction.
- Preble Street Field & Stormwater Project: Sod will be laid in April along with the construction of the fitness course and pathways. The construction fence will remain in place until the sod has established and can handle foot traffic.
- Riverton Preserve: Recreation improvement plans are in progress and will consist primarily of a trail network with other improvements. This project is intended to fulfill LWCF conversion requirements, and final approval of the improvement plan rests with the state and National Park Service, which has a public engagement process.
- Lower Western Prom Park Improvements: This project has been bid out and did not receive a bid within the allocated budget, so it will be revised and re-advertised in the coming months.
- Longfellow Elementary School Playground: Parks Staff are working with a design consultant on the construction drawings and bid documents for a Winter 2025 bid and Summer 2025 construction. Playground Equipment has been selected.
- Portland Harbor Common: Bid documents are being prepared, and the project should go out to bid in the month of March, with construction potentially starting in the Summer of 2025.
- Stroudwater Bridge: Fundraising and permitting is still ongoing for this project to proceed. So far we have raised \$210,000 of the \$365,000 needed to continue bidding.
- Public Restrooms: So far, the city has installed 15 new public restrooms citywide over the past 3



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Parks, Recreation & Facilities Department
Ethan Hipple, Director

CITY OF PORTLAND
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Alex Marshall, Parks Director

years. There are another 3 new vaulted toilets to be installed this coming Spring/Summer at Preble Field and Valley Street, along with vault modifications being done at Eastern Prom, Fox Field, and the Fish Pier.

- Talbot School Court Reconstruction: This project will be converting 2 of the tennis courts into 6 pickleball courts while leaving one multi-use court still in place. This project went out to bid with anticipated groundbreaking in the Spring of 2025 for a June 2025 completion.