



Commission Members: Chair Patrizia Bailey, Kara Wooldrik, Simon Rucker, Meri Lowry, Steve Morgenstein, Jon Kachmar, Andrew Butcher and Councilor Justin Costa.

City Staff: Doug Roncarati, Michael Goldman, Ethan Hipple and Alli Carroll

City of Portland
Land Bank Commission Agenda
October 9, 2019
5:00 PM
Portland, Maine City Hall
389 Congress Street, Council Chambers

- I. Citizen Comment Period
- II. Agenda Items
 - i. Acceptance of Meeting Minutes: September 11, 2019
 - ii. New Business
 - iii. Old Business
 - iv. Communications/Updates
 - a. Secretary Report - Simon
 - b. Treasurer Report - Andrew
 - c. Outreach Subcommittee Report
 - d. Parks Update

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.



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

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September 11, 2019, 5:00 PM
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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.



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Sally DeLuca, Director

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Ethan Hipple, Deputy Director

Memorandum

TO: Parks Commission and Land Bank Commission
FROM: Ethan Hipple, Deputy Director, Parks, Recreation and Facilities Department
SUBJECT: Parks Division Update
DATE: October 2019

Parks Division Staffing

Decision has been made to postpone Parks Director search until new Department Director has been hired in January or February of 2020. Current Director Sally DeLuca will retire in July of 2020 and will train and transition with new Department Director from winter through July 2020.

Currently moving forward with hiring of Parks Operations Coordinator and Parks Project Manager.

Franklin Meadow

Preparing to plant wildflower seed and native pollinator perennials in Franklin Street median between Congress and Cumberland. First step is to kill the existing turf grass by covering it with tarps for the fall and winter. In the spring, the area will be planted with seeds and plants.

Baxter Trail

Signs have been delivered and will be installed October 2019. On Friday, October 25th at 1pm, please join the Portland Parks Commission and Portland Parks, Recreation and Facilities Department to celebrate the opening of the new 2.5 mile self-guided Baxter Trail. Stretching from Back Cove to Evergreen Cemetery, the route memorializes the contributions of the Baxter family in creating our world-class park and trail system. Following existing trails and sidewalks, the trail passes through many parks and neighborhoods that were created or influenced by the Baxter family. Interpretive signage along the way tells the story of Mayor James Phinney Baxter, Governor Percival Baxter, and their families.

Following the ribbon cutting ceremony at Back Cove Trail Parking Lot at 1pm, please join us for an optional guided walking tour of the 2.5 mile Baxter Trail, led by Jeff Tarling (City Arborist), David Little (Author, Artist and Historian), Cynthia Loebenstein (Parks Commission Chair), and Ethan Hipple (Parks, Recreation, and Facilities Department).

Bus transportation will be provided back to the Back Cove parking lot following the walk at approximately 3:15pm. Please wear comfortable walking shoes and be prepared to be out in the elements.

Forest City Road Project

Repairing and regrading 50% of roads in Forest City Cemetery. Funds for materials in operating budget,



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work to be completed by Public Works and Cemeteries staff..

Parks Instagram Scavenger Hunt

2nd Annual instagram parks scavenger hunt in Portland Parks is ongoing. Participants get clues through our Parks, Recreation and Facilities Instagram account, then race to various Parks to retrieve a toy lobster that has been hidden in the landscape. The first to find the lobster receives comp tickets to concerts at Merrill Auditorium. Sign up at <https://www.instagram.com/portlandmeprf/>

Tree Planting

Forestry staff have planted over 150 trees throughout Portland as part of our annual tree planting season April--June. While the Forestry crew will now switch to prescribed maintenance, two seasonal workers will be assigned to watering of the 150 new trees. An additional dozen trees are planted in Evergreen Cemetery thanks to a generous donation from the Friends of Evergreen that covered the labor (City provided the trees).

CIP

CIP season is underway and we have sought feedback from all Parks Friends groups and Neighborhood Associations. Parks Commission will review CIP 10 year plan and vote in October to approve or provide recommendations. CIP submissions are due from Departments to City Hall by October 18.

Bramhall Square

Design firm has been selected to lead the design process for Bramhall Square. Total budget of \$250K.

Community Center Needs Assessment

The Recreation Division is conducting a Community Center Needs Assessment and are seeking your input. If you would like to participate in the survey, please go to: <http://bit.ly/PortlandRecSurvey>. Paper copies of the survey may be found at each of the Recreation Department Community Centers and in the rotunda at City Hall.

MLK Memorial

MLK memorial art selection committee: narrowed field of 9 artists down to 3 artists who will now submit full proposals. The memorial will be going on Bayside Trail.

Park Projects Update

Staff are working on the following funded CIP/Park Improvement projects:

- Deering Oaks Zipline: Staff have received approval from Historic Preservation to move forward with altered location due to soil quality. Footings will be installed in fall of 2019, with grand opening in spring 2020.
- Lincoln Park Turf restoration project complete: extensive aeration, overseeding and compost



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topdressing has taken place for fall growing season.

- Lincoln Park Fence Restoration: Staff are waiting on additional CIP and private funds to proceed with Congress Street portion of fence. Complete restoration will take place in phases.
- Portland Landing: Interim Park improvements to be installed Fall Of 2019 and Spring of 2020 after Thames Street construction complete. Improvements include seating areas, trees, shrubs and perennials, and re-routed path along water's edge.
- Western Prom Master Plan near completion. Two public meetings held in summer 2019 will lead to final recommendations in September.
- Riverton School Playground in progress. Due to school desire for additional playground elements not originally included in budget, decision has been made to put the project on hold until Spring 2020 so that additional private funds can be raised.
- Dougherty Field Playground and Soccer Field: on temporary hold due to staffing shortages
- Park Walkways improvements: on temporary hold due to staffing shortages