

**Legislative/Nominating
Committee Meeting - July 2, 2026
Agenda
July 2, 2026**



MEMBERS
Mayor Mark Dion, Chair
Councilor Benjamin Grant
Councilor Kate Sykes

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I. Call to Order

II. Other Business

- a. Pesticide waiver review
- b. Seasonal outdoor dining amendment

III. Adjournment

PESTICIDE USE WAIVER APPLICATION

Peaks Island Land Use Ordinance — Invasive Plant Management

690 Seashore Avenue, Peaks Island, Maine

Submitted: April 27, 2026 | Applicant: Adam Landsman

1. Applicant Information

Applicant	Adam Landsman
Role	Homeowner / Property Owner
Property Address	690 Seashore Ave, Peaks Island, ME
Submission Date	April 27, 2026
Licensed Applicator?	No — plans to hire a licensed commercial applicator
Application Type	Pesticide only (no fertilizer)
Within 75 ft of waterbody?	Yes

2. Application Area Map

The aerial map below shows the property boundary (white outline), the proposed treatment area (blue shading), and the septic drain field location (white rectangle). The yellow line indicates the right-of-way. The dense orange/purple vegetation visible in the drone imagery is a mature Japanese Knotweed monoculture encroaching from natural areas to the west.



Application Area Map — 690 Seashore Ave, Peaks Island. Blue shading = proposed treatment area. White rectangle = septic drain field. Yellow line = right-of-way.



Knotweed monoculture viewed from above — the orange/purple mass extends well beyond the property boundary

3. Problem Description & Basis for Waiver

This application seeks a waiver for the targeted use of herbicide to address a serious and immediate threat to critical infrastructure caused by a dense and well-established infestation of Japanese Knotweed (*Fallopia japonica*) at the property.

3a. Septic System Threat

The infestation covers approximately a quarter acre and is concentrated directly over the septic drain field and along the foundation of the residence. The plant's aggressive rhizome system has already infiltrated the septic system. During a recent inspection, a camera was unable to pass beyond approximately 20 feet in the outlet line due to a blockage, and the pipe was observed to be flooded. This condition prevented full evaluation of the system and strongly indicates root intrusion interfering with proper function. Excessive vegetation over the drain field is also known to increase the likelihood of root penetration, blockages, and long-term system failure.

Septic Inspection Camera Evidence (July 31, 2023)



Pipe burst observed at 5 ft depth



Pipe burst observed at 9 ft depth



Inlet pipe break at 13 ft



Root intrusion visible in inlet pipe



Outlet pipe — root intrusion confirmed



Roots growing into foundation wall

3b. Foundation & Structural Threat

In addition to the septic concerns, the same root system is exerting pressure against the building foundation, creating a risk of structural damage that will worsen if left untreated. Given the maturity and density of this infestation, these impacts are not speculative but already occurring.



Root system growing into and around trees adjacent to the foundation

3c. Environmental & Public Health Rationale

Because this property is located in a coastal area (abutting Wharf Cove in the Atlantic Ocean), maintaining a fully functional septic system is essential to preventing potential contamination of surrounding waters. Addressing the infestation is therefore necessary not only to protect the property but also to avoid broader environmental and public health risks associated with septic failure.

3d. Invasive Species Beyond Knotweed

The property also hosts significant infestations of Oriental Bittersweet (*Celastrus orbiculatus*), Shrub Honeysuckle (*Lonicera morrowii*), and Multiflora Rose (*Rosa multiflora*). These species are classified as 'widespread' and 'severely invasive' by the Maine Natural Areas Program (MNAP). They outcompete native vegetation, create monoculture stands devoid of biodiversity, create tick habitat, and reduce habitat for native wildlife.



Oriental Bittersweet bramble at property front



Shrub Honeysuckle growing against foundation

4. Non-Chemical Methods Attempted & Why They Are Insufficient

Extensive steps were taken to evaluate and address this issue using non-pesticide methods before pursuing this application. Multiple qualified professionals were engaged, including septic system inspectors, structural specialists, landscape design professionals, ecological planners, and land management experts. These professionals conducted on-site assessments with particular focus on the septic drain field, outlet line blockage, and proximity of the infestation to the building foundation.

Non-chemical approaches explored included:

- Repeated cutting and manual removal
- Excavation of root systems

Each approach was determined to be impractical and unlikely to succeed for the following reasons:

- The size, density, and maturity of the infestation make mechanical removal infeasible at scale.
- The infestation is located directly over the septic system; mechanical excavation risks damaging the septic infrastructure.
- Cutting alone does not eradicate the extensive rhizome system of Japanese Knotweed — it often results in further spread rather than control.

- Each professional consulted advised that non-pesticide methods do not achieve effective eradication of large, established infestations of this type.

This conclusion is supported by widely available ecological and land management guidance, which consistently identifies targeted herbicide application as the only reliable method for controlling mature Knotweed infestations (see Section 7, References).

5. Proposed Treatment Plan

5a. What Is Being Treated

Target species: Japanese Knotweed (*Fallopia japonica*), Oriental Bittersweet (*Celastrus orbiculatus*), Shrub Honeysuckle (*Lonicera morrowii*), Multiflora Rose (*Rosa multiflora*)

Address: 690 Seashore Ave, Peaks Island, ME

Proposed Application Date: September 14, 2026

5b. Herbicides Proposed

Herbicide 1	Garlon 3A™ (triclopyr-based) — wetland-safe formulation, 10 oz
Herbicide 2	Aquaneat 6.0% glyphosate foam solution — wetland-safe, 30 oz
Herbicide 3	Glyphosate 50% solution — wetland-safe, injected into hollow stems

5c. Application Methods

All applications will use targeted, precision methods only. Broadcast and preemptive applications are not permitted and will not be used.

Cut-and-Dab (for Bittersweet, Honeysuckle, Multiflora Rose)

Vines and shrubs are cut to ground level to reduce mass. Garlon 3A is immediately applied to the cut stump surface using a dauber/brush. This prevents the treated chemical from contacting non-target vegetation and eliminates the risk of drift. Treatment is timed during or after flowering (late June through December) to prevent aggressive resprouting.

Foliar Foam Application (for Japanese Knotweed — late summer)

Knotweed is cut in May/early June to stimulate manageable regrowth. In late summer (target: September 14, 2026), the regrown leaves are painted with a 6.0% Aquaneat (glyphosate) foam solution. The foam formulation ensures precise placement on leaf surfaces and minimizes drift. Application timing is critical — performed when the plant is translocating carbohydrates back to the rhizomes — to maximize herbicide uptake into the root system.

Cut-and-Fill (for Japanese Knotweed — larger stems in sensitive areas)

Where foliar application is not suitable (e.g., nearest the coastline), large stems are cut at 18 inches height. A 50% glyphosate solution is injected directly into the hollow tube of the stem between the first and second nodes. This delivers herbicide directly to the vascular system and rhizomes with no external spray or drift risk.

5d. Minimizing Impact on Adjacent Properties & Environment

- All herbicide applications will be performed only during dry stretches of weather and on calm days to eliminate drift risk.
 - Only wetland-safe herbicide formulations (Garlon 3A and Aquaneat) will be used, as these are specifically labeled for aquatic, wetland, riparian, and seasonally wet areas.
 - All work will be performed by a licensed commercial herbicide applicator with required personal protective equipment.
 - Cut-and-dab and cut-and-fill methods are used near the coastline rather than broadcast or foliar spraying.
 - Abutting property owners within 1,000 feet have been notified of the proposed application (see Section 6).
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6. Abutter Notification

Adam Landsman has provided written notice to all abutting property owners within 1,000 feet of 690 Seashore Ave, as documented in the signed Affidavit of Abutter Notification dated April 27, 2026. The following neighbors were notified of the nature and purpose of the proposed pesticide application:

- 600 Seashore Ave – Phillip Alexandre
- 610 Seashore Ave – Nicholas Cordelia
- 614 Seashore Ave – Audrey and Richard Grant
- 624 Seashore Ave – Mario and Linda Rizzo
- 630 Seashore Ave – Sarah Gray
- 640 Seashore Ave – Steven and Christine Bellon
- 650 Seashore Ave – Barbra and Thomas Kipp
- 660 Seashore Ave – Lew Hages
- 668 Seashore Ave – Susan and Peter Seraichick
- 676 Seashore Ave – John and Susan Lee
- 750 Seashore Ave – Richard and Helen Swarts
- 786 Seashore Ave
- 80 Massachusetts Ave – Tyler and Michelle Dupile
- 104 Massachusetts Ave – Judith Wallace
- 25 Jewell Rd – Jennifer Bragdon

- 24 Jewell Rd – William and Elizabeth Davis
- 27 Whaleback Rd – Michael Moran
- City of Portland – 389 Congress St

The signed affidavit is included as a separate attachment to this application.

7. Long-Term Monitoring & Management Plan

If the waiver is approved, the following phased, multi-year monitoring and management plan will be implemented:

Late Spring / Early Summer 2026 (with DEP approval)

- Systematically remove woody invasive plants (Bittersweet, Honeysuckle, Multiflora Rose) according to priority using cut-and-dab method.
- Cut and remove all Japanese Knotweed above ground.

Late Summer / Fall 2026

- Treat Japanese Knotweed regrowth with foliar foam herbicide application (target: September 14, 2026).
- Treat woody plant resprouts with cut-and-dab herbicide as needed.
- Monitor septic drain field and foundation areas closely for early signs of regrowth.
- If schedule holds: begin planting larger native trees and shrubs in disturbed areas (late fall 2026). Due to the intensity of the Knotweed monoculture, planting may be deferred to 2027.

2027

- Continue the same treatment pattern as 2026 — cut in spring, herbicide treatment in late summer.
- Final targeted follow-up treatment using low-impact foliar foam herbicide to exhaust remaining root system.
- Continue monitoring all treated areas throughout the growing season.

2028 and Beyond (No Additional Herbicide Planned)

- Transition entirely to mechanical and ecological control methods.
- Install physical suppression barrier along the western property boundary: 20 inches of mulch combined with heavy-duty tarping to block light and prevent re-encroachment from adjacent land (per NH DACF methodology).

- Undertake native plant restoration: trees, shrubs, and perennials selected for coastal Maine conditions, managed by Matthew Cunningham Landscape Design (MCLD).
- Manual removal of any new knotweed shoots as they appear.
- Ongoing site monitoring each growing season.

This phased approach — targeted treatment through 2027 followed by fully mechanical and ecological management — will provide long-term control while minimizing future chemical use, protecting the septic system and foundation, and preventing recurrence.

8. References & Supporting Resources

- Japanese knotweed field study (3-year): glyphosate-based treatment gave the greatest control; no treatment completely eradicated knotweed; adding physical treatments did not improve control. Springer, 2018.
<https://link.springer.com/article/10.1007/s10530-018-1684-5>
 - Bush/Shrub Honeysuckle control: mechanical control alone usually not completely effective for medium to large shrubs; effective control requires killing both top growth and root system, most effectively with herbicides. Ohio State Extension, Factsheet F-68.
<https://ohioline.osu.edu/factsheet/F-68>
 - Bush/Shrub Honeysuckle field trial: low-volume foliar herbicide applications controlled 70–94% of shrubs. USDA Forest Service. <https://research.fs.usda.gov/treesearch/27824>
 - Oriental Bittersweet — Maine invasive plant guidance: manual control requires pulling or mowing 2x/month for years; herbicide options include cut stem treatment with concentrated triclopyr. Maine DACF, 2015.
https://www.maine.gov/dacf/php/pesticides/documents2/presentations/2015_Ag_Trades_Show/InvPlantsIDandControlAgTradeShow_1_2015.pdf
 - Wetland-safe herbicides: EPA label confirming herbicides specifically labeled for aquatic, wetland, riparian, and seasonal wet areas.
https://www3.epa.gov/pesticides/chem_search/ppls/000524-00343-19940824.pdf
 - New Hampshire Department of Agriculture, Markets & Food (2018): Stopping the Spread of Japanese Knotweed — mulch and tarping protocol for boundary suppression.
 - Parterre Ecological Land Management Plan — Landsman Property, Peaks Island, Portland, Maine. Prepared by Parterre Ecological (attached).
 - Preliminary Planting Proposal — Matthew Cunningham Landscape Design (MCLD) (attached).
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9. Native Plant Restoration Plan (Post-Treatment)

Following successful invasive management, native plant restoration will be implemented by Matthew Cunningham Landscape Design (MCLD), specialists in native plant garden design. The planting plan prioritizes native trees, shrubs, and perennials well-adapted to coastal Maine conditions and Peaks Island soils. Selected species will provide ecosystem services including

soil health, structure, water retention, and long-term competition against invasive re-establishment.

Proposed Trees

- *Acer rubrum* 'Red Sunset' — Red Sunset Red Maple
- *Amelanchier canadensis* — Shadblow Serviceberry
- *Ilex opaca* — American Holly
- *Juniperus virginiana* — Eastern Red Cedar
- *Picea abies* — Norway Spruce
- *Thuja plicata* 'Green Giant' — Green Giant Arborvitae

Proposed Shrubs (Selection)

- *Aronia arbutifolia* 'Brilliantissima' — Red Chokeberry
- *Clethra alnifolia* — Summersweet
- *Comptonia peregrina* — Sweetfern
- *Ilex verticillata* 'Red Sprite' — Red Sprite Winterberry
- *Myrica pensylvanica* — Northern Bayberry
- *Prunus maritima* — Beach Plum
- *Rosa virginiana* — Virginia Rose
- *Viburnum dentatum* — Arrowwood Viburnum

Proposed Perennials (Selection)

- *Arctostaphylos uva-ursi* — Bearberry
- *Echinacea purpurea* 'Magnus' — Magnus Purple Coneflower
- *Rudbeckia fulgida* 'Goldsturm' — Black-Eyed Susan
- *Schizachyrium scoparium* 'Carousel' — Little Bluestem
- *Symphotrichum novi-belgii* 'Wood's Light Blue' — New York Aster

Full species list and preliminary planting proposal by MCLD is attached to this application as a separate document.

Supporting documents attached: Affidavit of Abutter Notification (signed) • Application Area Map • Land Management Plan (Parterre Ecological) • Native Plant Restoration Proposal (MCLD) • Septic Inspection Photos • Invasive Plant Photos

Finding

Name and Address of Applicant: Adam Landsman
690 Seashore Avenue
Peaks Island

Location of Property: 690 Seashore Avenue
Peaks Island

INTRODUCTION

The applicant seeks a waiver, pursuant to Portland City Code Chapter 34, Section 34-7, from the requirements of the City's Landcare Ordinance, in order to apply herbicides to control a well established monoculture of Japanese Knotweed that covers most of the applicant's property. The applicant asserts that this situation warrants a waiver because the Knotweed has compromised the integrity of the septic system and leach field on the property and that root intrusion from the Knotweed threatens the structural integrity of his home's foundation. The applicant has contracted with ecological landscaping professionals to evaluate the site conditions and to create a management plan. The applicant hired a plumbing/septic contractor to evaluate and document the condition of the septic system and has provided documentation of disruptions caused by Knotweed root intrusion that compromises the function of the system. The applicant additionally seeks to address other invasives including large Honeysuckle whose roots also threaten the home's foundation as well as Multi-Flora Rose and Asiatic Bittersweet.

FINDINGS

In order to recommend a waiver application, the Sustainability Director must find that the application meets all of the criteria outlined in Chapter 34, Section 34-7(c) and, based on the application materials presented find as follows:

1. A situation exists that is an emergency; threatens the public health, safety and/or welfare; involves an invasive species that poses a threat to the environment; or requires

a non-permitted pest management activity and/or material to protect buildings or structures from damage.

The applicant has provided evidence that an invasive species, Japanese Knotweed, is growing on the subject property and that the Knotweed is disrupting the function of the septic system on the property. A properly functioning septic system is essential to protect public health and the water quality of nearby waters. The applicant documents threats posed by root intrusion to their home's foundation from the Knotweed as well as from large, mature invasive Honeysuckle shrubs. The applicant further documents the presence of Asiatic Bittersweet, and Multiflora Rose which are both identified as invasive by the State of Maine and pose a threat to the environment.

I find the criteria to be met.

2. The applicant has carefully evaluated all alternative methods and materials including, but not limited to, non-pesticide management tactics, minimum risk pesticides, non-synthetic pesticides, and is choosing to use the minimum amount of the least toxic, most effective pesticide necessary.

The applicant has contracted with an ecological landscaping company to create a thoughtful management plan to remediate the site using a limited quantity of herbicide. It calls for an emergency application of herbicide to quickly remediate the knotweed that is disrupting the septic system and threatening the home's foundation followed by a transition to non-pesticide management techniques including hand removal of resprouting plants. For the other invasives identified, the plan calls for mechanical or hand removal of small plants with cut stem application of herbicide for larger plants to prevent regrowth. As with the knotweed, the plan calls for a transition to non-herbicide management after the limited application. The plan calls for the installation of a border of mulch around the edge of the property to discourage the knotweed from re-encroaching once it has been controlled on the property.

This approach is based on recommendations from sewer/septic professionals who emphasized the urgency of quickly remediating the knotweed to prevent further damage to the septic system and leach field, guidance from an ecological restoration consultant, and additional literature review.

The applicant hired a landscape designer to create a planting plan that, once established, will replace the existing knotweed and other invasive plants. The proposed planting will incorporate native plants that provide superior habitat and food sources for native birds and insects and be compatible with maintenance of the septic system.

I find the criteria to be met.

3. The applicant will, to the greatest extent practical, minimize the impact of the application on abutting properties.

The applicant has contracted with a licensed applicator and proposes cut stem and foliar applications on the knotweed on the property. For the other invasive plants, the applicant proposes non-pesticide control methods from small or less established plants with cut stem application reserved for well rooted plants. This approach minimizes possible impacts on abutting properties because the herbicide is applied directly to the target plant. The applicant further proposes the use of herbicides approved by the Maine Board of Pesticides Control for use near water bodies.

I find the criteria to be met.

4. To the maximum extent possible the grant of the waiver will not be detrimental to the public's health, safety or welfare.

Continued root intrusion to the septic system on the property poses a significant threat to the environment and public health. Aggressive, proactive measures to remediate the root intrusion as quickly as possible are warranted. The applicant has proposed a plan to use a small amount of herbicide to address the immediate threat from the invasive plants with a quick return to non-pesticide management strategies.

I find the criteria to be met.

CONDITIONS/SAFEGUARDS

In order to further the purpose of City's Landcare Ordinance, and pursuant to its authority as outlined in Chapter 34, Section 34-7(e), I recommend the following conditions/safeguards with respect to this waiver:

1. *The waiver is limited to pesticide application as outlined in the application materials.*
2. *The applicant must coordinate with the City's Zoning Administrator and the Maine DEP and adhere to all shoreland zoning requirements.*
3. *The applicant must provide the Sustainability Director with an annual report for the next three years that documents implementation of the proposed management plan.*

Finding

I find that all of the standards described above **have** been satisfied, and therefore recommend the Legislative and Nominating Committee grant a waiver application subject to the conditions/safeguards outlined above.



Dated: 6/29/2026

Troy Moon
Sustainability Director

LAND MANAGEMENT PLAN

A NARRATIVE FOR INVASIVE MANAGEMENT & NATIVE PLANT RESTORATION



LANDSMAN PROPERTY • PEAKS ISLAND, PORTLAND, MAINE



A view of the Landsman residence and the vegetation behind the home. The orange vegetation shows a Knotweed monoculture that extends beyond the property boundary.

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PROJECT INTRODUCTION

This plan addresses proposed invasive management and contains a native restoration narrative at the Landsman property on Peaks Island, Portland, Maine. The oceanfront property sits on the East side of the Island spanning just over 0.5 acres in a residential area. The property abuts large natural areas to the West and Wharf Cove in the Atlantic Ocean to the East. As a monoculture of mature Knotweed from the western natural areas encroach on the Landsman property, little more than invasive and a few nonnative ornamental plants comprise the property’s vegetation. With approval from the Department of Environmental Protection (DEP), removing invasive species will allow Matthew Cunningham Landscape Design (MCLD) team, specializing in native plant garden design, to manage the restoration planting.

The invasive population on-site and on the entirety of Peaks Island is mature and self-perpetuating. These invasive species outcompete native trees, shrubs, and wildflowers in Peaks Island’s natural habitats, create monoculture stands devoid of biodiversity, create habitat for ticks, and reduce habitat for native wildlife. These species will inevitably displace the remnant native population of the Island and are considered a highly invasive threat to entire ecosystems unless decisive action is taken. The invasive on the Landsman property are classified as “widespread” and “severely invasive” by the Maine Natural Areas Program (MNAP), which is within the Maine Department of Agriculture, Conservation, and Forestry.

Significant invasive plant pressure exists on the site of highly invasive and mature Knotweed, Asiatic Bittersweet, Shrub Honeysuckle, and Multiflora Rose. Additionally, the deep, matted root system of Knotweed poses a threat to the septic system on-site and has prompted the interest of the property owner to work collaboratively with abutters to help abate Knotweed growth. Action to remedy the densely invaded property boundary on the western part of the site now could spare the rest of the property from invasion and allow MCLD to restore the property to a healthy and biodiverse ecosystem.

This plan identifies the invasive plants we propose to remove, describes each, and details best management practices for control and management. The plan also includes a narrative for proposed native restoration and specifying plant species. Finally, it provides a detailed maintenance calendar for all aspects of proposed management and ecological restoration over an extended timeline.



Map the of residential parcels on Peaks Island including the Landsman property boundary and the large natural area parcels to the West.

PROJECT GOALS

The Landsman property is on the Eastern side of Peaks Island, Maine. The property abuts Wharf Cove in the Atlantic Ocean to the East, large natural areas to the West, and several residential properties to the North and South. Little more than invasive plant varieties and a few nonnative ornamental plants comprise the property’s vegetation as the invasive species dominate the native ecosystems that are present. This Land Management Plan aims to present an inventory of the invasive species, share our Invasive Plant Management strategies, and propose native species to replace the removed invasive plants.

Native plant restoration will be managed by Matthew Cunningham Landscape Design (MCLD), a team specializing in native plant garden design.



An aerial view of the Landsman property shows the bright orange vegetation of a mature Knotweed monoculture encroaching from the West. The area of Knotweed that this plan proposes for invasive management and removal is highlighted in blue.

EXISTING CONDITIONS: INVASIVE PLANT SPECIES

INVASIVE SPECIES PLANT KEY

BOTANICAL NAME	COMMON NAME
Celastrus orbiculatus	Bittersweet
Lonicera morrowii	Shrub Honeysuckle
Ligustrum vulgare	Privet
Fallopia japonica	Knotweed
Rosa multiflora	Multiflora Rose



(Above) A bramble of *Celastrus orbiculatus*, Bittersweet, at the front of the property.
(Below) Mature *Lonicera morrowii* Shrub Honeysuckle, along the foundation of the home.



(Above) *Fallopia japonica*, Knotweed, is encroaching on the property from the West.
(Below) *Rosa multiflora*, Multiflora Rose & *Lonicera japonica*, Shrub Honeysuckle are intertwined.



An aerial view of the Landsman residence. The orange vegetation shows a Knotweed monoculture that extends beyond the property boundary. The area that this plan proposes for invasive management and removal is highlighted in blue and includes Knotweed, Shrub Honeysuckle, and Bittersweet.

INVASIVE PLANT MANAGEMENT TECHNIQUES

IMPORTANT NOTE ON HERBICIDE APPLICATIONS BY COASTLINE AREA

Because some of the areas we will treat with herbicide are adjacent to the coastline, every effort will be made to perform these applications safely. We will prioritize manual removal where possible. We will use cut and dab herbicide applications when working in sensitive areas. We will only work with herbicide during dry stretches of weather and on calm days to minimize drift. We will use wetland safe herbicides only (Garlon 3A and Roundup Custom).

CUT AND DAB TREATMENT:

All invasive plant species that have a base greater than 1" in caliper will be addressed with herbicide application. Invasive plants of this size usually have extensive fibrous root systems which provide beneficial soil stabilization and are best left in situ. Unfortunately, they also maintain the ability to resprout, which is why we propose a cut and dab method with Garlon 3A™ (a triclopyr-based herbicide) on individual cut stumps. Licensed Herbicide Applicators will complete all treatments.



Licensed applicators with required Personal Protective Equipment paint the stems of invasive species after cutting.

FOLIAR FOAM:

Cutting alone is not an effective tool for managing Knotweed. However, cutting can be integral to managing this plant, particularly when combined with follow-up herbicide application. An adequately timed cutting will eliminate the tall canopy and simplify follow-up operations. For more extensive mature stands of Knotweed, stands should be cut in May, and foliar or stem herbicide should be applied in late summer. The cutting in May causes the Knotweed to regrow to a more manageable height in late summer. At this point, the leaves can be easily painted with a 6.0% Aquaneat (glyphosate) solution before the plant pulls its nutrients back into the roots in preparation for winter. Cutting later than June reduces your operational window to chemically treat knotweed, and waiting too late in the season can result in almost no regrowth.

After the Knotweed has been cut in early June, the plant will respond by utilizing stored carbohydrates, further reducing the plant's vigor. The herbicides used for a foliar application move through the plant. To control the rhizomes, the application needs to be made later in the season, when the movement of carbohydrates is back to the rhizomes for growth and storage.



Foliar herbicide application by licensed technician

CUT AND FILL:

When foliar application is not an option (Knotweed in sensitive areas and/or mixed with desired plants) or for smaller patches of Knotweed stem application is an option. For large populations, the large stems are cut at 18 inches. The remaining stems are then treated between the first and second nodes with a 50% solution of glyphosate that is put into the hollow tube of the stem and its walls. This should be done for consecutive 2-5 seasons.



Herbicide application by licensed technician

PROPOSED MANAGEMENT PER INVASIVE SPECIES

ORIENTAL BITTERSWEET

CELASTRUS ORBICULATUS



DESCRIPTION:

Celastrus orbiculatus, Asiatic Bittersweet is a deciduous climbing vine common in areas of disturbance in our New England forests. It has glossy, rounded leaves that are alternate with finely toothed margins. The leaves turn yellow in the fall. The fruiting plants produce small greenish flower clusters from leaf axils that mature in fall to produce high numbers of fruiting seed. The seed are noticeably yellow, globular capsules that split open at maturity to reveal red-orange fruiting seeds. Roots are also distinctly orange.

HABITAT:

Bittersweet spreads easily into forest edges, woodlands, unmanaged meadows and old fields. Most disturbed sites that are not being actively managed that receive full sun are susceptible. The vine can tolerate shade but is often found in more open, sunny areas.

MANAGEMENT:

Small seedlings can be hand pulled, but bittersweet resprouts proliferate to form root fragments, so more aggressive measures must be taken on all specimens. For established plants, vines should be cut to the ground to reduce mass and treated with the cut-and-dab method. Bittersweet aggressively suckers after cutting, so it is essential to cut and treat during or after its flowering period (late June to December).



SHRUB HONEYSUCKLE

LONICERA MORROWII



DESCRIPTION:

Lonicera morrowii, Morrow's honeysuckles are upright, deciduous shrubs that typically have a multi-stem mounding appearance. Oval leaves are opposite along the stem with smooth edges (no teeth or lobes) and hairy on the underside. Mature stems are often hollow on the interior and peeling on the outer bark. In the spring pairs of fragrant, tubular flowers less than an inch long are borne along the stem in the leaf axils. The fruits are red to orange, and fleshy.

HABITAT:

Honeysuckles are relatively shade-intolerant and usually colonize forest edges, abandoned fields, and other open, upland habitats. Grazed meadows and disturbed woodlands are especially vulnerable. Woodlands and open meadows, especially those that have been grazed or otherwise disturbed and are left unmanaged are also highly susceptible. Morrow's Honeysuckle are highly adaptable and can grow in even challenging environments such as roadsides and wetland edges.



MANAGEMENT:

Honeysuckle management can combine mechanical mowing and manual hand pulling with cut and dab herbicide treatments. Small specimens may be removed manually as honeysuckle root systems are fairly shallow. Root resprouting can persist for a few years and several seasons of management may be required to fully control the population.

JAPANESE KNOTWEED
Fallopia japonica



HABITAT:

that forms dense monocultures on various site conditions, from roadsides to stream banks. Knotweed is a relative of buckwheat, smartweed, and the Noxious Weed mile-a-minute vine. Japanese knotweed was introduced to the U.S. as ornamentals during the late 1800s. However, it has become an invasive plant in our natural areas due to its imposing height, dense growth habit, aggressive spread, and seeming indifference to control methods.



DESCRIPTION:

Knotweed, Fallopia japonica, is a tall-growing, hollow-stemmed, perennial plant that can grow to over 10 feet in height. Stems of Japanese knotweed are smooth, stout and swollen at joints where the leaf meets the stem. Although leaf size may vary, they are normally about 6 inches long by 3 to 4 inches wide on a mature plant, broadly oval to somewhat triangular and pointed at the tip. The greenish-white flowers occur as branched sprays in summer and are followed soon after by small winged fruits. Seeds are triangular, shiny, and very small, about 1/10 inch long.



MANAGEMENT:

Knotweed management using cut-and-dab and cut-and-fill herbicide treatments. Precisely timed cuttings of Knotweed increase the operational window to chemically treat. Either of these treatments should be done for consecutive 2 seasons.



MULTIFLORA ROSE
Rosa multiflora

DESCRIPTION:

Rosa multiflora, Multiflora Rose is a shrub with arching canes and a mounding shape in the landscape. The leaves are divided into five to eleven sharply toothed leaflets. The base of each leaf stalk has a pair of fringed bracts, which is a key identifier of the plant from other wild roses. Beginning in early summer, clusters of showy white flowers appear. The flowers are followed by developing red fruit, or hips, during the summer that remain on the plant through the winter.



HABITAT:

Multiflora Rose thrives in early successional habitat. The rose has a wide tolerance for various soil, moisture, and light conditions. It occurs in dense woods, along river banks and roadsides and in open unmanaged fields. It can form a dense understory that suppresses growth of native plant species. The seed is readily dispersed by birds, and the extended productivity of the fruit into winter months allows widespread distribution of the plant.



MANAGEMENT:

Manual methods of hand-pulling seedlings is effective. For more established shrubs, a combination of pruning to reduce mass followed by cut & dab treatments with a triclopyr-based herbicide is recommended. Persistent root infestations may require repeat cutting over several seasons. Rake any seeds present, bagging and disposing of correctly.

MANAGEMENT CALENDAR FOR TREATMENT & PLANTING

TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Hand removal woody seedlings < 1" caliper												
Hand pulling herbaceous species												
Mechanical management of woody invasive												
Cut and dab herbicide on woody invasive												
Japanese Knotweed Cutback												
Japanese Knotweed Chemical Treatment												

Optimal timing and efficiency

Not optimal but mostly effective

Possible, but not ideal

The timing of various containment and restoration strategies is critical to their success. Fortunately, the calender provides ample opportunity for action at any time of the year. Tasks should be performed by trained ecological technicians and licensed herbicide applicators. These recommendations for restoration take into consideration the long term health of the East Point Audubon Sanctuary. Once invasive plants have been managed in a particular area, the restoration of native species should begin.

PROPOSED MANAGEMENT AND MAINTENANCE SCHEDULE

LATE SPRING/ EARLY SUMMER 2026 (WITH DEP APPROVAL)

- » Systematically remove woody invasive plants according to priority.
- » Cut and remove all Japanese Knotweed

LATE SUMMER/FALL 2026

- » Treat Japanese Knotweed reprints with herbicide (foliar foam treatment)
- » Treat woody plant reprints with herbicide (foliar foam treatment)
- » If the invasive plant management schedule holds, it is possible to plant larger trees and shrubs into the disturbed areas in the late fall of 2026. However, due to the intense nature of the Knotweed monoculture, we would recommend waiting until the following year to plant.

2027

- » Continue the same pattern as the 2026 season.

2028

- » Following the New Hampshire Department of Agriculture, Markets & Food study, smother 20" deep using mulch and heavy-duty tarps set up along the entire boundary where Knotweed is on the other side of the property line.

Landsman Residence
Preliminary Planting Proposal

690 Seashore Ave, Peaks Island, Portland, ME

The proposed planting plan for the site will focus on enhancing local biodiversity by implementing primarily native trees, shrubs, and perennials that are well-adapted to the region's climate and soil conditions. These plants will provide various ecosystem services and promote soil health, structure, and water retention. By prioritizing native species, the proposed planting plan aims to create a sustainable and resilient landscape that requires less maintenance and reduces the need for irrigation and fertilization. Overall, this approach will contribute to the long-term ecological health of the site and promote positive environmental and aesthetic outcomes. Please refer to the subsequent list for specific information regarding suggested plant species and cultivars.

Trees	
Acer rubrum 'Red Sunset'	Red Sunset Red Maple
Amelanchier canadensis	Shadblow Serviceberry
Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Picea abies	Norway Spruce
Thuja plicata 'Green Giant'	Green Giant Arborvitae
Shrubs	
Aronia arbutifolia 'Brilliantissima'	Red Chokeberry
Cephalanthus occidentalis	Buttonbush
Clethra alnifolia	Summersweet
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
Comptonia peregrina	Sweetfern
Fothergilla gardenii	Dwarf Fothergilla
Hamamelis virginiana	Common Witchhazel
Hydrangea paniculata 'Tardiva'	Tardiva PeeGee Hydrangea
Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea
Ilex glabra 'Shamrock'	Dwarf Inkberry
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry
Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry
Juniperus communis	Common Juniper
Myrica gale	Sweetgale
Myrica pensylvanica	Northern Bayberry
Prunus maritima	Beach Plum
Rhododendron arborescens	Sweet Azalea
Rhus aromatica 'Gro-Lo'	Fragrant Sumac
Rosa virginiana	Virginia Rose
Viburnum dentatum	Arrowwood Viburnum
Perennials	
Alchemilla mollis	Lady's Mantle
Amsonia hubrichtii	Bluestar
Anemone canadensis	Canada Anemone
Anemone x hybrida 'Honorine Jobert'	Honorine Jobert Japanese Anemone
Arctostaphylos uva-ursi	Bearberry
Astilbe 'Bridal Veil'	Bridal Veil Astilbe
Athyrium filix-femina	Lady Fern
Carex pensylvanica	Oak Sedge
Dennstaedtia punctiloba	Hay-Scented Fern
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower
Eragrostis spectabilis	Purple Love Grass
Eupatorium dubium 'Baby Joe'	Baby Joe Pye Weed
Geranium 'Rozanne'	Rozanne Cranesbill
Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
Rudbeckia hirta 'Goldsturm'	Goldsturm Black-Eyed-Susan
Salvia 'May Night'	May Night Sage
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem
Sporobolus heterolepis	Prairie Dropseed
Symphotrichum novi-belgii 'Wood's Light Blue'	Wood's Light Blue New York Aster