



Commission Members: Chair Patrizia Bailey, V. Chair Steve Morgenstein, Kara Wooldrik, Simon Rucker, Andrew Butcher, Jon Kachmar, Jennifer Fox and Mayor Kate Snyder.

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

City of Portland
Land Bank Commission Agenda

April 21, 2020

11:30 AM

On Tuesday, April 21, 2020, at 11:30 am, the Portland Land Bank Commission will conduct a virtual meeting using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online. This meeting will be conducted remotely using Zoom.

Allow your computer to install the free Zoom app to get the best meeting experience. We hope to be able to offer other live-stream methods in the future. If you are not able to attend live, we will be posting a recording of the meeting once it has concluded.

Please click the link below to join: <https://zoom.us/j/96886489329>

Or iPhone one-tap : US: +19292056099,,96886489329# or +13126266799,,96886489329#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799

Webinar ID: 968 8648 9329

International numbers available: <https://zoom.us/u/axx89oP0d>

- I. Citizen Comment Period
- II. Agenda Items
 - i. Acceptance of Meeting Minutes
 - ii. Communications/Updates
 - a. Secretary Report
 - b. Treasurer Report
 - c. Outreach Subcommittee Report
 - d. Parks Commission
 - e. Parks Division Report
 - iii. High Priority Parcels
 - a. Rand Road
 - b. Jewell Falls Parcel
 - c. Redlon Woods Parcel

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.



d. Hale Parcels

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, V. Chair Steve Morgenstein, Kara Wooldrik, Simon Rucker, Andrew Butcher, Jennifer Fox, and Jon Kachmar. City Staff: Doug Roncarati, Ethan Hipple and Alli Carroll

Land Bank Commission Minutes
February 12, 2020, 5:00 PM
City Hall, Council Chambers
389 Congress Street, Portland, Maine

I. Citizen Comment Period

There were no members of the public present to make public comments.

II. Agenda Items

i. Approval of Meeting Minutes

Simon moved to accept the minutes of December 11, 2020. Andrew added edits to the Community Engagement Fund section. Simon moved to accept the minutes as amended. Jon seconded. Motion passed unanimously.

Kara moved to accept the minutes of January 8, 2020. Steve seconded. Motion passed unanimously.

ii. New Business

a. Welcome Jennifer Fox

The Land Bank Commission took a few minutes to introduce themselves to new Commissioner, Jennifer Fox. The Commission now has only one vacant position.

b. Changing Date and Time of Monthly Meetings

The Mayor is now the Council member of the Commission but her schedule does not allow evening meetings. The Commission moved their meetings to the third Tuesday of each month at 11:30 AM in Room 209 of City Hall.

c. High Priority Parcel Update

Redlon Woods: Communications have occurred with lenders. Process will start next month to find appraisers to appraise property.

Davis Family Pines: Jon has started dialogue with them.

Rand Street: About 7-9 acres of this property can be developed. The back 20 acres, however, can't and could be protected. Pat met with brokers. The broker is communicating with the sellers. If this continues then it will need to be appraised as well. Kara ran the property through the Land Bank Scorecard and it is mostly in the yes categories. The land is directly adjacent to Land Bank holding and City property.

Rowe Avenue: This parcel adjacent to Jewel Falls. The shoreland zoning prevents it from being built on. Commissioners questioned if it is tax acquired property. Acquiring this would protect the brook and water quality. Next step is to run it through the scorecard. Simon says he can get some of the due diligence done for the next meeting. Michael said that Laurie Paulette may need to do a survey for it.

Waynflete Parcel: Steve was tasked to check out the Waynflete Parcel. It is close to the tennis courts on the Waynflete Field Facility and only access is through the gates in front of the fields. As long as the athletic facilities are there, there is no public access to those trails. The Commission would like to take this off of the priority parcel list. The annual report can reflect the priority parcel change.

d. Assessing and Caring for Land Bank Parcels

Kara explained that habitat health, ecology and climate change are priorities. The Land Bank properties don't maintain themselves. There are direct and less direct impacts from storms, humans recreating, and much more. She suggested that the Land Bank Commission monitor their properties and their care for them. What maintenance does occur is done by the Parks Division and Portland Trails. The Parks Division is working on drafting on maintenance plans for each park. They could draft a general one to use at all Land Bank properties. Once one is created, the Commission could discuss who would take on the additional work.

iii. Communications/Updates

a. Secretary's Report

The Annual Report is complete and will be presented along with a powerpoint presentation to City Council on March 2nd, 2020. Simon presented the powerpoint for Commissioners input. Everyone loved it. Jon volunteered to do the presentation to Council.

b. Treasurer's Report

There was a cost in January around \$6,200 for due diligence for site acquisition that was previously approved for the Oat Nuts Parcel.

c. Outreach Subcommittee Report

There is no report at this time.

d. Parks Commission Report

In January they had a combined meeting with Historic Preservation to see the Western Promenade Master Plan. They have also asked if a Commissioner would like to speak at the Green Space Gathering.

PORTLAND LAND BANK HIGH PRIORITY PARCEL SUMMARY

PROPERTY NAME: HCP-14 -RAND RD

Location: 204 Rand Road, Portland, ME 04101

Size: 27.38 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. The property is located at the headwaters of the Fore River abutting the Fore River Sanctuary and the E-04 Rand Road RPZ Land (Land Bank) open space.

Ownership:

Owner of record: Avangrid Foundation, Inc.

Assessors Reference: Map 250, Block A, Lot 25 and map 255-257, Block A, Lots 4-5

Lot size: 27.38 acres

Assessed Value: \$228,200 Real Estate Taxes (2019/2020) \$5,319.34

Characteristics and Values:

The Rand Road parcel is located at the headwaters of the Fore River abutting the Fore River Sanctuary and the E-04 Rand Road RPZ Land (land Bank) open space. The area is largely wooded, often wet and features steep terrain that slopes to one of several tributary streams feed the Fore River wetland system. Together these parcels provide excellent wildlife habitat and migratory corridors for a variety of species. A CMP-owned utility corridor runs through the southern portion of the property. Portland Trails maintains an extensive and popular trail network connecting all of the aforementioned properties to the larger regional trail system. The property also features a section of the historic Cumberland and Oxford Canal.

Cumberland-Oxford Canal History:

In the early 18th century, residents of Portland and towns in the Lakes Regions realized that in order for commerce to prosper between the areas, a more expedient way of transporting goods was necessary. A canal was proposed. Surveying of the canal began in 1825 and land titles were secured and the route was cleared of brush and trees

The canal followed the Presumpscot River from Sebago Lake through the towns of Standish, Windham, Gorham and Westbrook. The Canal diverged from the river at Westbrook to reach the navigable Fore River estuary and Portland Harbor. The canal required 27 locks. The locks were necessary to lift the canal from tidewater level to the level of Sebago and Long Lakes, 280 feet above sea level. The navigable distance of the Canal was approximately 38 miles from Portland to Harrison (at the north end of Long Lake).

Figure 1. Overview of the parcel

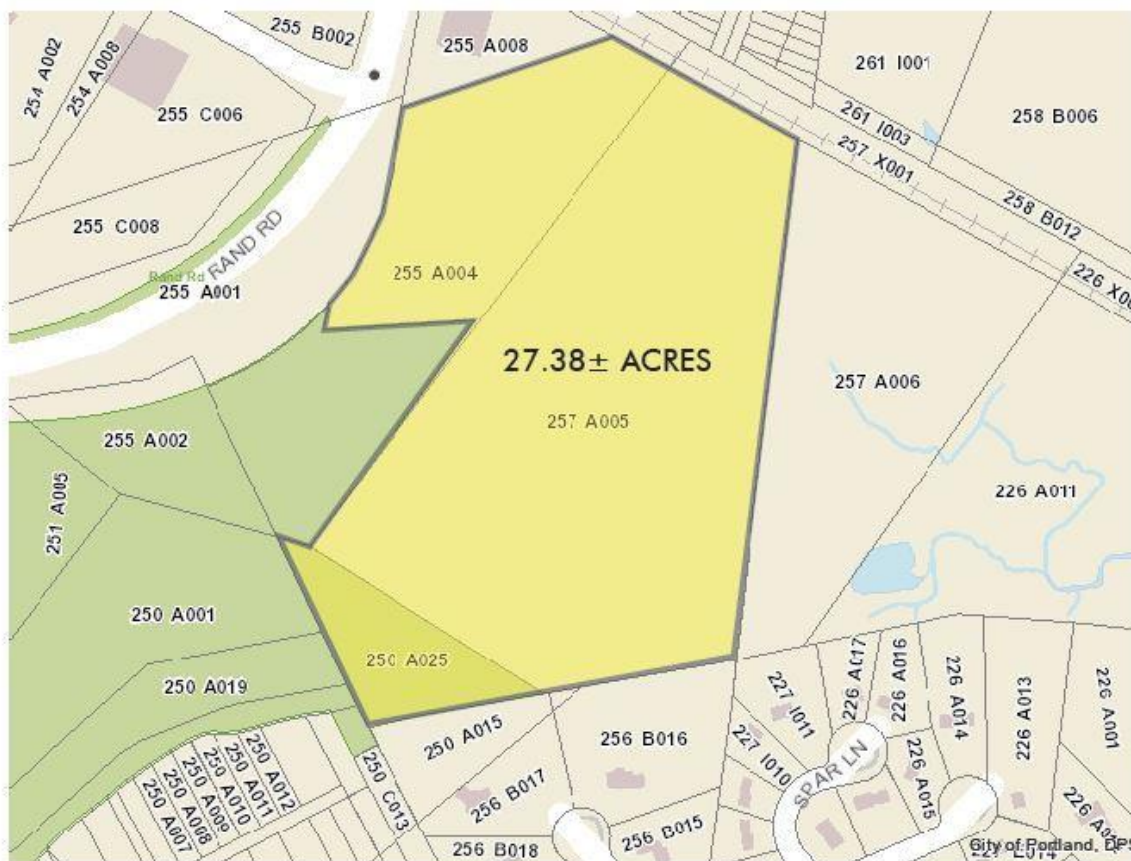


Photo of the Subject Parcel



PORTLAND LAND BANK HIGH PRIORITY PARCEL SUMMARY

PROPERTY NAME: HCP-4 Jewell Falls Area

Location: 92 Rowe Avenue, adjacent to Fore River Sanctuary

Size: 0.41 acres (17,640SF)

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. The property is directly connected to Fore River Sanctuary and offers opportunities for watershed improvement and stormwater impact reduction. Also, the property does not have competing land uses since it would not be permitted to develop due to proximity to stream.

Ownership: The parcel, CBL 261 E008001 was conveyed to the City of Portland on May 19, 2016 through foreclosure. The City of Portland issued liens on the property for non payment of real estate taxes starting in 2010 through 2015. As dictated by state law, eighteen months after recording the lien and without any discharges, the property conveys to the City. No Deed was recorded for the change.

The legal description is 261-E-8-9 38 to 41 Rowe Ave 92-84

Characteristics and Values:

This undeveloped property is an excellent example of a small riparian urban parcel that could help improve the health of the stream.

Nason's Brook is a small urban watershed (approx. 3 miles long, 723 AC) originating in Westbrook to the west of the Maine Turnpike near Exit 47. It provides water runoff for heavily developed industrial and commercial areas, older residential neighborhoods, and some of the last remaining agricultural land off Westbrook Street in Westbrook.

After passing beneath the Maine Turnpike, Nason's Brook flows through wetlands surrounded by an industrial park and through stormwater service piping beneath a large commercial area. The brook finally emerges into stream bed in a small residential neighborhood east of Rand Road, where the subject parcels on Rowe Avenue are located. At its terminus, Nason's Brook drops over Jewell Falls and into the Fore River Estuary.

Historic and ongoing development within the watershed has resulted in alteration of and encroachment on the brook. About 30% of the watershed is

covered with buildings, roadways, parking lots and other impervious surfaces. The concentrated and increased stormwater flows, combined with pollutants picked up from road surfaces, have significantly impaired the stream bed and its water quality. Nason's Brook does not meet Maine water quality standards for its designated water quality classifications (Class B in Westbrook and Class C, the lowest standard, in Portland) and is listed as an impaired watershed for purposes of the Clean Water Act and stormwater management law. Portland and Westbrook are required to take the necessary actions to bring this watershed up to standards. This will require significant protection and restoration efforts including stormwater management and treatment of developed areas.

The subject Rowe Avenue parcels include sections of the brook and its floodplain. Most of it is located within the Shoreland Zone, which imposes stream setbacks on development and limits the clearing of vegetation. Preservation of stream corridors and vegetated buffers is one of the most cost-effective means of protecting water quality and restoring stream habitat.

This parcel presents an excellent opportunity to protect and preserve a portion of the brook. This section of the brook would benefit from a multilayered canopy of native trees, shrubs and perennial plants that would shade the brook, help stabilize its banks and promote a healthier habitat. Restoration could include removal of invasive species, such as Japanese Knotweed, and planting of native shrubs and perennials to complement the existing tree canopy and help stabilize the stream banks.

With a week of invasive plant management work and \$1000 of new native plantings, this site could be improved and help improve the downstream section as well.

The property is adjacent to Fore River Sanctuary which is owned and permanently protected by Portland Trails.

The property does not provide new recreation access.

The stream prevents the lot from being a building site. The Portland Shoreland Zone requires a 75' setback from the stream for any new building. Those shoreline setbacks, when added to the regular setbacks required in the R-3 zone, result in the property not having any buildable footprint that would allow a house to be constructed.

Exhibits attached

Figure 1. Overview of the parcel



Photos of the subject parcel



PORTLAND LAND BANK HIGH PRIORITY PARCEL SUMMARY

PROPERTY NAME: Hale (Riverton Trolley Park)

Location: 834 Riverside St. behind West St. and Prim St. just east of 302 and Riverside St. intersection

Size: 0.9 acre

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 is ranked as a medium priority site since it meets several of the criteria for Land Bank properties. The property abuts Riverton Trolley Park and is within a 10-minute walk of a residential neighborhood that includes Portland Housing Authority facilities at Riverton Park. The Hale property has access via paper streets off of Riverside Street; however the cost to develop the paper street to required standards would be a considerable expense. There is demand for residential development since the property is close to a pending residential and commercial development that also abuts the park and has access via Riverside Street.

Ownership: The parcel (CBL 325 C001 to 007) is owned by Dorothy Hale from Scarborough, Maine and identified as 834 Riverside Street. The assessed value of the property is \$31,300 and the annual tax assessment is \$729.60.

Characteristics and Values:

This undeveloped property abuts Riverton Trolley Park and includes a nearby Portland Trails / Sebago to the Sea access point and trail that traverses the park. The park is an historic recreation area for Portland area residents, and adds to the park's forested park setting. The proposed property acquisition is currently forested and would add an undeveloped land buffer between the park and the existing residential houses on West and Prim streets.

The property is close to the Presumpscot River and the park provides waterfront access to the river. The forested land cover provides wildlife habitat for birds and small mammals as well as stormwater runoff buffering benefits between development on Riverside Street and drainage to the Presumpscot River. The Riverton area is becoming increasingly developed and Riverton Trolley Park offers an undeveloped, forested park area for recreation along the Presumpscot River, with the Hale property providing an important forested buffer area between existing residential and commercial development along Riverside Street.

Figure 1. Overview of the parcel showing the extent of the proposed acquisition.



Figure 2. Photo of the site showing the intersection of Riverside Street and West Street that leads to the Hale property.

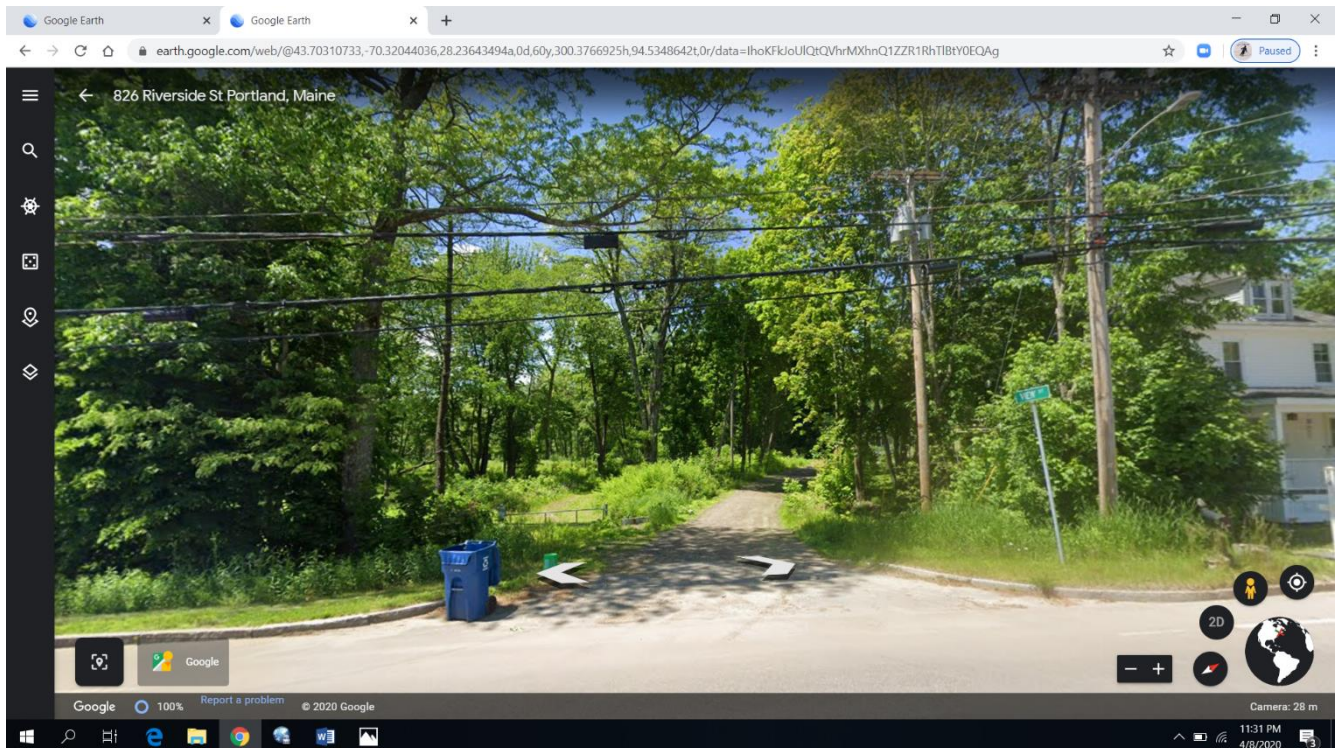


Figure 3. Photos of the site showing the intersection of Riverside Street and Prim Street that leads to the Hale property.

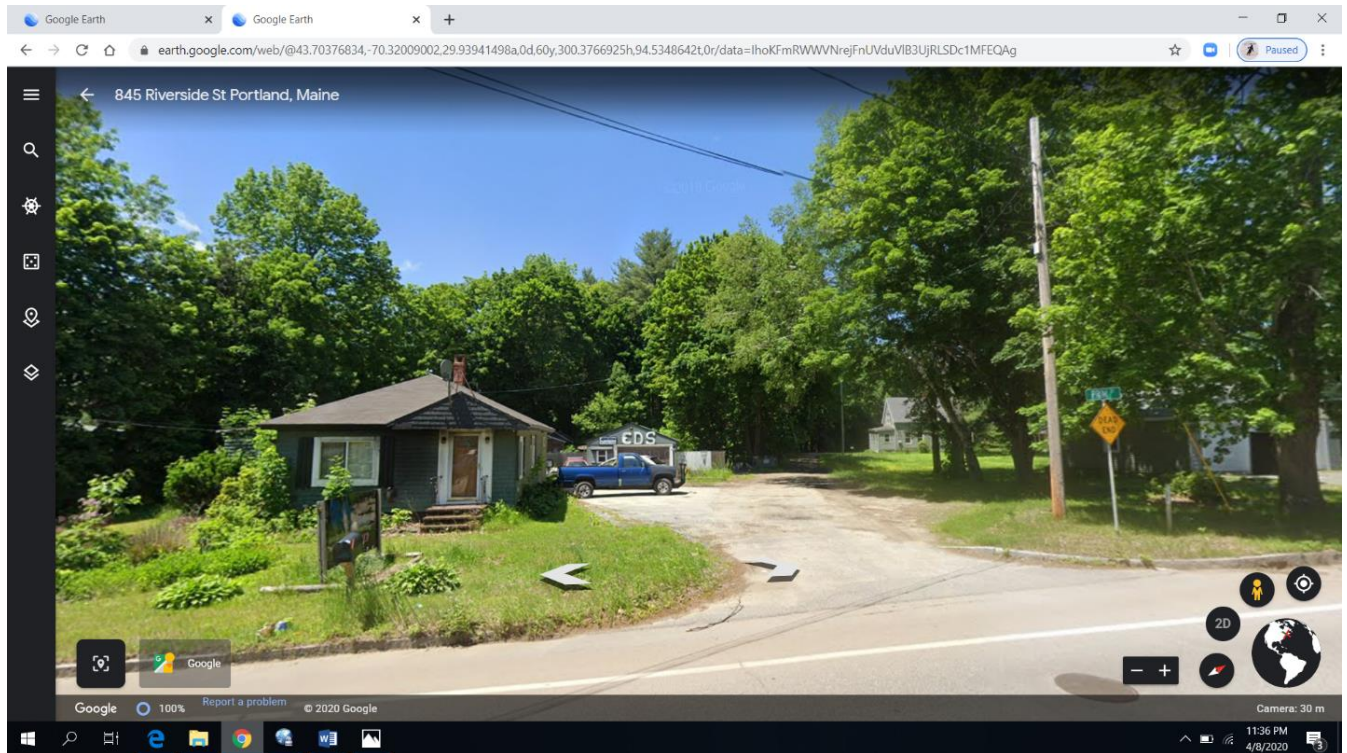


Figure 4. Riverton Trolley Park forested trail and Sebago to the Sea access adjacent to Hale property.

