



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, and City Counselor Anna Trevorrow

City of Portland
Land Bank Commission Agenda

June 8, 2022

5:00 PM

On the second Wednesday of the month at 5:00 pm, the Portland Land Bank Commission will hold a meeting remotely using Zoom.

The Land Bank Commission will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Land Bank Commission. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please use the link below to join the webinar:

<https://zoom.us/j/98497248698?pwd=QjJlOUdoaitxMHZsb1V4RzRZbE50QT09>

Passcode: LandB8nk!3

Or Telephone:

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

Webinar ID: 984 9724 8698

- I. Call to Order
- II. Citizen Comment Period
 - i. Emails from the public
- III. Agenda Items
 - i. **Acceptance of Meeting Minutes: May 11th, 2022**
 - ii. New Business

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.



- a. Secretary's Report
 - b. Treasurer's Report
 - c. Planning of July site visits
 - iii. Old Business
 - iv. Communications and Parcel Updates
 - a. Update on 198 Pheasant Hill Drive Lots
 - b. Update on Coolidge And Davenport Lots - Map update
 - c. Hobart Street Parcel
 - d. North Deering Park Update
 - e. Parks Report
 - f. Land Bank Commission Report
 - v. Commissioner requests for Agenda Items
- IV. Adjournment

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.



Thomas Nickerson <tnickerson@portlandmaine.gov>

Memorial Day - Food Truck Trash Examples

1 message

'Karen Snyder' via Parks Commission <parkscommission@portlandmaine.gov>

Thu, Jun 2, 2022 at 9:59 AM

Reply-To: karsny@yahoo.com

To: Danielle West <dwest@portlandmaine.gov>, Anna Trevorow <atrevorrow@portlandmaine.gov>, Andrew Zarro <azarro@portlandmaine.gov>, Roberto Rodríguez <rrodriguez@portlandmaine.gov>, Victoria Pelletier <vpelletier@portlandmaine.gov>

Cc: Ethan Hipple <ehipple@portlandmaine.gov>, Alex Marshall <amarshall@portlandmaine.gov>, LandBank <landbank@portlandmaine.gov>, Portland's Parks Commission <parkscommission@portlandmaine.gov>, Easternpromenade Info <info@easternpromenade.org>, Munjoy Hill <info@munjoyhill.org>

Dear City Manager West, Councilor Trevorow, and S&T Committee Councilors Zarro, Rodriguez, and Pelletier,

Below photos were taken this past Memorial Day of what the Eastern Prom looked like, especially after a holiday.

It is sad to continue to see the Eastern Prom disrespected, damaged, and trashed as a direct correlation to the food trucks and its customers who don't seem to be considerate enough to take their trash with them even if they see the trash bins overflowing. Will this behavior change once they move to Cutter St. midslope parking lot? We shall see.

Please note it is NOT the Parks & Rec Dept's fault for this mess or to clean up this mess but the food trucks and the customers being allowed to congregate on park lands because this is what results. Although, please note several residents did pick up the overflow trash on Monday morning.

Ultimately, is this what we want our public lands especially our parks to look like?

Parks should be the front line for climate change.... and this does not include food trucks.

[The Power of Parks to Address Climate Change | Trust for Public Land \(tpl.org\)](#)

The Power of Parks to Address Climate Change

As a warming planet leads to worsening risks and impacts, American cities are taking matters into their own hand...

Evidence will continue to be collected, documented, and presented regarding this situation as it evolves.

Regards,
Karen Snyder
Waterville St.

Attachments: 5/30/2022 - Photos taken on Eastern Prom









Thomas Nickerson <tnickerson@portlandmaine.gov>

Parks are a Front Line to Climate Change

2 messages

'Karen Snyder' via Parks Commission <parkscommission@portlandmaine.gov>

Sat, May 21, 2022 at 8:51 AM

Reply-To: karsny@yahoo.com

To: Portland's Parks Commission <parkscommission@portlandmaine.gov>, LandBank <landbank@portlandmaine.gov>

Cc: Troy Moon <thm@portlandmaine.gov>, Alex Marshall <amarshall@portlandmaine.gov>, Jeff Tarling <jst@portlandmaine.gov>, Danielle West <dwest@portlandmaine.gov>, Andrew Zarro <azarro@portlandmaine.gov>, Roberto Rodríguez <rrodriguez@portlandmaine.gov>, Victoria Pelletier <vpelletier@portlandmaine.gov>, Kate Snyder <ksnyder@portlandmaine.gov>, Ethan Hipple <ehipple@portlandmaine.gov>, Munjoy Hill <info@munjoyhill.org>, "info@easternpromenade.org" <info@easternpromenade.org>

Greetings Parks Commission and Land Bank Commission,

More important than ever, parks and public open spaces have to be the front line in combating climate change and providing respite from the urban pavement, concrete, and pollution.

It is crucial to protect our parks systems and open spaces by enhancing these spaces with more trees and vegetation in order to: provide cooling syncs during summer, stop erosion, provide a natural filtration system for storm water runoff to prevent going into Casco Bay, provide carbon sequestering, etc.

[The Power of Parks to Address Climate Change | Trust for Public Land \(tpl.org\)](#)

The Power of Parks to Address Climate Change

As a warming planet leads to worsening risks and impacts, American cities are taking matters into their own hand...

In addition, some thought should go into removing as much asphalt and concrete as possible. Since Portland is an old town, Portland still has many streets that have pavers stones (aka cobble stones) that were paved over with asphalt. Ironically, going back to paver stones would be more environmentally sustainable in several ways: 1) It reduces storm water runoff because the water can permeate between the stones and 2) By having pavers, it is a more natural way (or a calming effect) to slow down vehicles on streets rather than having concrete/ asphalt speed bumps although not sure how the snow plows do on pavers but since snow accumulation is disappearing from Portland it may not be an issue in the future.

Regards,

Karen Snyder
Portland, ME

Thomas Nickerson <tnickerson@portlandmaine.gov>

Fri, May 27, 2022 at 12:16 PM

To: Parks Commission <parkscommission@portlandmaine.gov>

Cc: Alex Marshall <amarshall@portlandmaine.gov>, Ethan Hipple <ehipple@portlandmaine.gov>, Jamie Reiner <jamiereiner@gmail.com>

Hello folks,

I will be including this in the public comment section of the agenda for June 2nd, I wasn't sure if we wanted to respond to Ms. Snyder before then?

Thank you,
Thom

[Quoted text hidden]

Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker, Baxter Miatke, Brian Wasser and City Counselor Anna Trevorrow

(Biran Wasser, Anna Trevorrow,)

City of Portland **Land Bank Commission Agenda** **May 11th, 2022**

I. Call to Order

Pat Bailey - Introduction and review of the commission expectations regarding public comment.

II. Citizen Comment Period

No public comment

III. Agenda Items

i. Acceptance of Meeting Minutes: April 13th, 2022

Pat Bailey - motion to accept minutes by Jon Kachmar, Baxter Miatke - vote passes unanimously

ii. New Business

a. Secretary's Report

Simon Rucker - No updates - cleaned up the drives. Gave time to Ethan Hipple

Ethan Hipple - Great news: from the National Parks Service/Trust for public lands. North Deering Park - a current project with the Land Bank, we applied for a \$400k grant through the Outdoor Legacy program. It was approved. The grant still needs to be matched to help cover the full cost of the project. Grants still needed for matching are being created and there are campaigns for private funds and donations. Parks Conservancy is a partner in this case. There are a number of features in this area, a potentially huge resource.

Doug Roncarati - Out on outer Forest, field and open space about 20 acres

c. Treasurer's Report

Baxter Miatke - Small update - Approval of \$112,500 for Redlon Woods means the new Land Bank balance is \$275,289.87. CIP allocation needs to be reviewed.

Pat Bailey - What was the last allocation?

Ethan Hipple - We are getting that formulated. Finance director will calculate.

c. Redlon Update

Pat Bailey - Redlon update- Per last meeting, these lots were broken into three parcels to present to Council and Economic Development Committee; Berry lots (Owned by Janet and Scott Berry), Coastal Oaks parcel is under contract with developer, finally we have city owned lots. Coastal Oaks - neighbors deposited the funds. City approvals are still needed. Schedule for submission to city council: meeting is next week, June 6th first reading. Second, the end of June.

d. Coolidge And Davenport Lots - Simon Ruckers

Pat Bailey - These parcels on the TAPIC list.

Simon Rucker - Reviewed provided map of the parcels in question; pink and yellow. These lots are properties - on the TAPIC list for a few years, acquired via the city when they went into foreclosure. Within city depts, TAPIC lists are distributed, Doug Roncarati forwarded email from Lori Paulette in Eco-Dev dept, they offered these parcels and advised that they have wetland protection and may be suitable for Land Bank. TAPIC lots are reviewed every few years, and color coded for development potential. These need to be reviewed for Land Bank protection. If confirmed, it will be sent to council. TAPIC list previously indicated that these lots were yellow. We have reviewed these lots and confirmed it is suitable for the Land Bank. A write up was provided, additional review was performed, lots appear to be worthwhile.

Doug Roncarati - This area has not been formally mapped for wetlands. Not being developed, worth looking at again.

Simon Rucker- Provided additional information on the review process (scorecard) and how these parcels measure up. Potential hurdles: is this suitable for development? We need to look at it and connect with Eco-Dev to confirm if it can be developed.

Pat Bailey- If the City owned land from the TAPIC list, and it has potential, who takes care of the selling of these lots?

Ethan Hipple - Economic Development Dept, Lori Paulette

Doug Roncarati - Lori reached out to me because she knows I have done reviews of lots in the past.

Pat Bailey - Eco-Dev is not interested in the lots, so we need to review the lots and see if they are suitable for Land Bank?

Doug Roncarati - All departments would need to weigh in. We need to visit the site to get our information.

Kara Wooldrik- What triggers an investigation via Doug's team, of parcels for wetlands?

Doug Roncarati - We don't usually do that. We usually use arial maps. But we don't have those.

Kara Wooldrick - Will this happen soon?

Doug Roncarati - It's Dole Brook, by July 1, we need to do mapping. Not sure when this will be done. By the end of the permit cycle we have to develop a watershed plan. Looking into additional resources to get these watersheds mapped. Hiring for formal mapping is expensive.

Simon Rucker - There is a map of the US Fish and Wildlife Wetland Areas in the google drive

Pat Bailey - Are there trails? No? We have confirmed this to be 'open space', who do we need to wait on at this time?

Doug Roncarati - We can go out and look at it, determine what's out there. Maps VS in person review. If we got additional mapping or information, this could bolster our case. Each department would weigh in.

Pat Bailey - If we want the parcels in the land bank, do we make the recommendation?

Simon Rucker- More information and a site visit needs to be done. Wetland areas may not be documented, but that doesn't mean they aren't there. We have time, these parcels are not on the 'open market'.

Pat Bailey- We want to know more about the land. Do we need, as a commission, to do anything? Do we need anything from the city?

Simon Rucker- Doug will help to get this area investigated. Neighborhood interviews would be useful as well.

Doug Roncarati- Let Lori know this is a potential interest.

Pat Bailey- Any additional comments? None.

e. 198 Pheasant Hill Drive Lots - Jon Kackmar

Pat Bailey - Broker said these parcels are going on the market.

Jon Kackmar - Provided map. Located by an old landfill and dog park on Ocean Ave. Can only have a single family house and cannot be subdivided per the deed restrictions and the local HOA. There is another property that the land owner is looking to sell, it abuts Pheasant Hill Road and was purchased to grant access to the larger property we are looking at. We are not interested in the smaller one. Property does not have road access. Owners moved but want to sell them together. Jon has been working with private entities, the seller is being encouraged to not sell together. There is an adjacent lot owned by the Local Homeowners associations in the area willing to permit easements to permit access. Single family house only, no other developments. Not wetlands. Stream/brook properties are potentially up for easements as well. They are motivated to get spaces into preservation. Public access might be granted via a few ways. We know the appraisal and that it is going on the market, not sure when, but the seller is looking to give us a chance to purchase. Local HOAs are willing to help and contribute toward the purchase of the property by the Land Bank. Will do a matrix when possible.

Pat Bailey - Potential neighbor collaboration?

Jon Kackmar- Yes.

Simon Rucker - Why do they want to do this deal? No one can build on that property? What is their motivation? No one can build on the lot we want?

Jon Kackmar - Correct.

Simon Rucker - What is the HOA's motivation to get us to buy it?

Jon Kackmar - They want open space and conservation. The restrictions cannot go away, this would formalize this for the public to use. There is plenty of informal use, but it is not technically legal. They would like it to be all conservation space and remain undeveloped.

Baxter Miatke - Zillow listing from Feb - there is a structure on the property. It has power.

Jon Kackmar- I don't think it does, this is a studio, built in the middle of the property. Highly guarded. Cameras all over the woods.

Pat Bailey: This is complicated, but interesting, any other questions?

Simon Rucker - Home owners, how much do they want?

Jon Kackmar - Nothing, they want to provide free easement. \$325k for the property.

Dan Herzlinger - Properly cannot be subdivided, red property cannot have anything on it?

Jon Kackmar - Yes.

Pat Bailey- Where is the access to the property?

Jon Kachmar - Private home driveway.

Pat Bailey - Developers can only build one house. This is the only competition.

F. Update on Stroud Water Preserve Bridge - Ethan Hipple

Pat Bailey - Land in this parcel is designated for the Land Bank already.

Ethan Hipple - Large scale dev - 90 new homes - old Camelot Farms - the floodplain of the river was designated as an open space easement. There is a pub access easement help by Portland Trails. The owner of the property has contemplated giving it to the city as a gift. Potential connection to the Portland trails system! At the narrow part of the river, a developer wanted to unload a 90 foot walking bridge, we acquired it and it is waiting to be installed. Portland Trails and Developers are helping to get the bridge in, which would connect through the property and connect to Fore River Sanctuary. Neighborhoods would have walking routes for those in the area. No funding yet, grants would be needed, as well fundraising. Not something the Land Bank can fund. Second opinion from Michael Goldmen. Not land bank property, yet.

Pat Bailey - The red lines are future paths? Who designed these paths?

Ethan Hipple - Designed to give access to the neighborhood. Jamie Parker advised on the path placement. Designed to fit in with the area.

Pat Bailey - What is the Washington ave parcel? North Deering? What groups work on access and pathways? Who handles this?

Ethan Hipple - For North Deering, existing public access does exist. Developing trails: City and Portland Trails. Acquisition only on this one at this time.

Simon Rucker - Reviewed the field trip and pictures.

Ethan Hipple - Little to no cost to acquire! Easement is already there! Great project! We have a bridge!

Doug Roncarati - Long term management. Not affordable with mowing the fields all the time. Overall management plan is encouraged. Buffers on wetland and waterways. Permit more trees to grow, preserve meadows. Please keep in mind it will want to go back to the forest. Sustainable management.

iii. Old Business

None

iv. Communications and Parcel Updates

a. Parks Commission Report -

Jon Kachmer - Regrouping after Food Truck issue. June 2nd East End School, indoor event? CIP process? Getting feedback from members to advise on the CIP process.

Ethan Hipple - Earth day event, great turn out! We are hiring!

Pat Bailey- Can we have our land bank signs installed?

Ethan Hipple - There is a chance.

Pat Bailey - Will the review of the parcels be done? Should we put it on the next agenda?

Doug Roncarati - Depends on which direction we go, could be time consuming.

Kara Woolrick- Field trip day?

Pat Bailey - July?

Kara - Passenger bus

Ethan Hipple - Busses free by 5pm.

Pat Bailey - July 13th, and take August off.

Simon Rucker - Can we have appointments sent out?

v. Commissioner requests for Agenda Items

IV. Adjournment



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: June 2022

Parks Division Staffing

- Vacancy: Athletic Facilities Maintenance Worker III
- Vacancy: Forestry Supervisor
- Vacancy: Parks Maintainer x2
- Vacancy: Park Ranger
- Recently raised starting wage for Seasonal Positions to \$17/hour. Existing Openings:
 - Forestry Watering x2
 - Parks Maintenance x2
 - Playground Maintenance x2
 - Athletic Facilities Maintenance x2
 - Cemetery Maintenance x7

North Deering Park

The City has partnered with the Trust for Public Land(TPL) to acquire 23.7 acre of combined parcels of land between Washington Ave Extension and outer Auburn Street. TPL has been working with the Parks Conservancy and the Portland Land Bank to fund this acquisition. As of May 26th, we have received over 75% of the acquisition funding through federal and state grants. This acquisition will be a major step to achieving the city's goal of 100% of residents within a 10 minute walk to a park which is a TPL initiative that the Mayor has signed onto.

Congress Square Park

As you may have seen, Congress Square Park Phase A has begun. This is a very exciting time for the City and for the Park. Portions of the Portland Museum of Art plaza will be included in this phase as well as street side planters as they fall within the street right-of-way. Final design for the interior of Congress Square Park is being finalized at this time. It won't be long before we have a beautifully reconstructed park at the interaction of High and Congress Streets.

4th of July

The 4th of July celebration in 2022 will consist of solely a fireworks show at the Eastern Promenade. Due to many extenuating circumstances there will not be any other entertainment or activities happening this year. Food Trucks will be present in the Middle Lot throughout the day of the 4th and Cutter Street and all waterfront activities will be closed down from the middle of the afternoon until after the fireworks show has concluded.



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

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

Baxter Woods

Forestry Staff are working with State entomologists to release beneficial beetles in Baxter Woods that will slow the spread of Hemlock Woolly Adelgid. Prior treatments in 2014 were very effective.

Portland Youth Corps

The second season of the Portland Youth Corps is about to get underway. Crew Leaders have recruited and selected 26 young people aged 14-17 to take part in this career training and mentorship program involving service projects in Portland Parks, as well as educational experiences and outdoor adventure. Each program participant is offered a \$500 stipend for their service. City staff operate the program, with significant support and partnership from the Portland Parks Conservancy and Maine Audubon.

<https://www.portlandmaine.gov/2701/Youth-Corps---Summer-Program>

Park Projects and Department Updates

Staff are working on the following Park Improvement projects:

- Park Walkway improvements: Deering Oaks walkway improvements have a selected contractor. Staff are working to finalize the contract and schedule to begin work.
- Fitzpatrick Drainage Improvements: Drawings are complete. An RFP is ready to be advertised.
- Talbot School Basketball Court Reconstruction: Additional funding has been secured and the bid will be advertised again as staff time allows.
- Lyseth Playground: A playground manufacturer has been selected with equipment to arrive before the start of the 2022/2023 school year. A site work RFP is currently active for submissions.
- Skate Park Expansion Phase II: Design/Build bids have been received. Evaluation and selection of a preferred firm is the next course of action.
- Stroudwater Bridge: City Parks and Planning staff are working with Portland Trails and the Stroudwater Preserve Development Team to develop the plan for installation of the bridge that sits on the side of Westbrook Street before the I-95 bridge. Grant funding will be essential as City funds are limited.
- Preble Street Field & Stormwater Project: Final design and landscaping plans are being finalized. Fall of 2022 is when the field is anticipated to return with Spring of 2023 as the first playable season.
- 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.
- Riverton Trolley Park: The LWCF grant has been submitted. We are still waiting for federal approval of the grant. The City Council has approved the \$125,000 portion of the required match and the Parks Conservancy has also concluded their fundraising efforts of the additional \$125,000+



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Parks, Recreation & Facilities Department
Ethan Hipple, Director

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Alex Marshall, Parks Director

- Western Promenade Welcome Signs: Three new historic Welcome Signs are being ordered and installed as the weather permits. Spring will be the desirable time for this.
- Lower Western Prom Park Improvements: Final design improvements have been made and we are now waiting to secure additional funding to execute the entire project in the Fall of 2022 or Spring of 2023.
- Community Garden Fence and Gate Installations: We will be replacing 6 Community Garden fences and 4 sheds. Bids are being reviewed. Installation of Fences is anticipated for the Fall of 2022 with a backup of Spring 2023. Sheds will be replaced in tandem with the fencing work.