

1. Land Bank Commission Meeting

Documents:

[LBC AGENDA 1112018.PDF](#)

[LBC MINUTES 12142017.PDF](#)

[PARK COMMISSION AND LAND BANK REPORT 2018-01.PDF](#)



Commission Members: Tom Jewell, Patrizia Bailey, Simon Rucker, Meri Lowry, William Mann, Colleen Tucker, Roger Berle, Steve Morgenstein, and Councilor Justin Costa.

Land Bank Commission Agenda

January 11, 2018

5:00 PM

Portland, Maine City Hall

389 Congress Street, Room 24

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| I. | Citizen Comment Period | (5 min.) |
| II. | Agenda Items | |
| | i. Acceptance of Meeting Minutes: December 14, 2017 | (2 min.) |
| | ii. New Business | |
| | a. Report on Redlon Woods after City Council Jan. 3rd, 2018 Meeting | |
| | iii. Old Business | (60 min.) |
| | a. Update on Redlon Woods/TAPC Parcels. The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) and (E) to discuss real estate negotiations and the City's legal rights and duties. | |
| | b. Oat Nuts Park Parcel Update. The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) and (E) to discuss real estate negotiations and the City's legal rights and duties. | |
| | c. Forest Ave. Parcel abutting Riverton Elementary School.-Status of due diligence/negotiations for acquiring this parcel. The Commission may go into executive session pursuant to 1 M.R.S. 405(6)(C) to discuss real estate negotiations and the City's legal rights and duties. | |
| | d. Paper Street Subcommittee | |
| | e. PATHS update | |
| | f. Camelot Farm Development Status Update | |
| | g. Verizon Pines (Davis Farm Road) Update | |
| | h. TAPC List Update | |
| | i. Annual Land Bank Commission Report | |
| | iv. Communications/Updates | (5 min.) |
| | a. Monthly Parks Report - Ethan | |

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 Tom Jewell, Patrizia Bailey, Simon Rucker, William Mann, Colleen Tucker, Roger Berle, Steve Morgenstein, and Mayor Ethan Strimling. City staff members Ethan Hipple, Doug Roncarati, Greg Mitchell, Michael Goldman, Camille Alden and Alli Carroll. Member of the public: George Rheault.

Land Bank Commission Minutes

December 14, 2017

5:00 PM

Portland, Maine City Hall

389 Congress Street, Room 24

Meeting began at 5:05 PM.

I. Citizen Comment Period

No public comment at this time.

II. Agenda Items

i. Acceptance of Meeting Minutes: November 9, 2017

Roger moved to accept the meeting minutes of November 9, 2017, Simon seconded. Passed unanimously.

Colleen, Kara, Bill and Camille entered at 5:10 PM.

ii. New Business

There is no new business at this time.

iii. Old Business

a. Update on status of Redlon Properties under consideration for Land Bank Designation scheduled for the Jan. 3, 2018 Council Agenda

Greg supplied a packet for the members of the Commission to review. He then highlighted the attached memo and maps. Since City Council postponed action on the Redlon Woods proposal in October, staff has been doing research on legal issues associated with tax-acquired properties. Since some discrepancies arose, staff is suggesting that five properties be removed from original proposal (193-B-6, 193-B-7, 177-F-20, 177-F-21, and 177-F-22) as well as the donated property. The prior property owners of the five parcels redeemed their properties by paying past due property taxes and a boundary survey is needed for the next step with the donation. Greg and Michael are going to keep in contact with Mr. Cott.

Commission and staff continued to discuss by going over the maps projected on the wall. Public access to trails and open spaces was a major concern for all members. Ethan described a few different access points such as the area by the fire station and off of Rockland Avenue. Mayor Strimling brought up that by taking out the five parcels, two parcels (177-F-23 and 177-F-19) now seem disconnected. The Commission discussed taking those two parcels out of the proposal and how leaving them in could affect future plans.

Mayor Strimling made a motion to amend the original recommendation to City Council by also taking 177-F-23 and 177-F-19 out. Roger seconded.

Public comment: George Rheault disagreed with Ethan Hipple's opinion of the area by the fire station being used as public access because it is access the fire station needs and is not trail ready. Finally, as a negotiating tactic, he would keep the two parcels in to add pressure to reacquire the parcels from the three property owners in between them. **Tom asked who was in favor. Five in favor. Pat, Colleen, and Roger opposed. Motion carries.**

Roger and Mayor Strimling excused themselves at 6:00 PM.

b. Paper Street Subcommittee

Camille described the presentation projected on the wall. She explained which streets were vacated and their relation to Land Bank properties. One concern was the rights of an owner that also abutted a vacated street. Camille said that half would go to the City and half to the owner. **Bill moved to put any portion of a vacated street adjoining or abutting a Land Bank property would go into the Land Bank. Simon seconded.**

Public comment: George Rheault stated that this is a huge impact on staff and budget, and the Commission should see what one of these would entail and then assess.

Tom asked all in favor. Passed unanimously.

Commission thanked Camille for the maps provided and for joining them this evening.

c. CMP License – Kara

Kara stated that Portland Trails will be sending a package on a variety of things to CMP in January. This will be included in that.

iv. Communications/Updates

a. Report from Parks Commission – Meri

As Meri is not in attendance and Parks Commission did not meet this month, there isn't a report at this time.

Colleen moved to adjourn the meeting. Simon seconded. Passed unanimously. Meeting adjourned at 6:26 PM.



Sally L. DeLuca
Director

Department of Parks, Recreation & Facilities

Ethan Hipple
Deputy Director

Department of Parks, Recreation & Facilities

Memorandum

TO: Parks Commission and Land Bank Commission

FROM: Ethan Hipple, Deputy Director, Parks, Recreation and Facilities Department

SUBJECT: Parks Division Update

DATE: January 2018

Pesticide Ordinance

City Council passed pesticide ordinance that included exemptions recommend by staff to protect our 20,000 valuable and beloved street trees, preserve biodiversity by eliminating invasive species, and preserving the viability of our highest use athletic fields and golf course. Of 721 park acres, 710 acres (98.5%) are already pesticide free prior to the passage of this ordinance.

Cutter Street Middle Lot Winter Recreation Area

Staff have closed Cutter Street middle parking lot to parking this winter and are maintaining as a winter recreation and sledding run-out area. Situated at the bottom of our very popular sledding hill on the Eastern Promenade, the parking lot serves as a natural run-out area for kids and adults on sleds, skis and snowboards, but when it is filled with cars and snow banks, can create a very hazardous situation with sledders dodging parked cars and bailing out to avoid hazardous blocks of ice and snow. The lot will be closed to parking (and snow ban parking) throughout the winter to provide a safer sledding run-out area for the hundreds of sledders, skiers and snowboarders who use our iconic Eastern Promenade for winter fun. The lower and upper Cutter Street lots remain available for general parking and snow ban parking, and the Eastern Promenade road is also available for snow ban parking, from Congress St to Pole #33 (near East End School).

Ice Skating Ponds

Deering Oaks, Payson Park, Ludlow Pond and Riverside Skating Ponds all open for business and groomed daily.

Winter Recreation Map

Created google map to provide real-time updates for skating and sledding conditions.

<https://www.portlandmaine.gov/1906/Winter-Recreation>

Redlon Woods

Majority of city parcels in Redlon Woods accepted into Land Bank by City Council. Work continues on acquisitions to complete this open space preserve near Brighton and Stevens.

Dog Waste Enforcement

Designated multiple Parks Supervisors as constables so that they may issue tickets to dog ordinance violations. Coordinating training.



Sally L. DeLuca
Director

Department of Parks, Recreation & Facilities

Ethan Hipple
Deputy Director

Department of Parks, Recreation & Facilities

Cousins Memorial Out to Bid

Jacob Cousins Memorial Restoration project going out to bid. This project will create a small plaza at the intersection of Eastern Promenade and Cutter St, and will involve moving the existing hidden Jacob Cousins Memorial to the plaza. The Cousins Memorial honors Jewish veterans and their contributions during times of conflict. Funding for the project from City of Portland and Friends of Eastern Prom.

Fort Gorges Special Event Planning

Site visits to Ft Gorges with Event Permitting staff, police, fire and legal to discuss possibility of future special event permitting on the island. Groups have been requesting use of this park site for special events and city staff are evaluating safety, egress, fall hazard, crowd control and other factors to determine if this will be feasible.

"A Walk In the Park" Series

Our monthly series of Park walks and lectures continued with "Portland Parks, Past and Present" slideshow on December 6th at Ocean Gateway.

- Upcoming events: XC Ski through Evergreen, February 10
- More info at: <http://www.portlandmaine.gov/1990/A-Walk-In-The-Park-Tours-and-Talks>

Evergreen Cemetery Wall (Stevens Ave)

Disassembling of stone wall on Stevens avenue complete, new wall construction ongoing.

Winter Sidewalk Plowing

Parks Division Staff are responsible for clearing of 120 miles of sidewalks, as well as several school parking lots, fire stations, and city buildings. Crews have been kept very busy with a cold and snowy start to winter.

Hall School Playground

Parks staff spending more time coordinating construction management for new Hall School playground.

Baxter Trail

Developing plans, route, and interpretive signage for Baxter Trail honoring Mayor Baxter. The trail will run east to west from Baxter Boulevard, through Baxter Woods, to Evergreen Cemetery.

Skatepark Expansion

Convened Skatepark committee meeting: developing fundraising, special event, grant writing plans.