

1. Land Bank Commission Agenda

Documents:

[LAND BANK AGENDA 02092017.PDF](#)

1.1. Land Bank Commission Minutes 01/12/2017

Documents:

[LAND BANK COMMISSION 1122017.PDF](#)



**Commission Members:** Simon Rucker, Tom Jewell, Patrizia Bailey, Meri Lowry, William Mann, Rene Perry, Colleen Tucker, Bryan Wentzell and Councilor Justin Costa.

**Land Bank Commission Agenda**

**February 9, 2017**

**5:00 P.M.**

**Portland, Maine City Hall**

**389 Congress Street, Room 24**

**(Basement)**

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|-----|--|----------|
| I.  | Citizen Comment Period   | (5 min)  |
| II. | Agenda Items   |          |
|     | a. Acceptance of Meeting Minutes- January 12, 2017               | (2 min)  |
|     | b. Old Business  | (60 min) |
|     | i. Executive Session - Update on Redlon Park Acquisition – Greg  |          |
|     | ii. Camelot Farm development                                     |          |
|     | iii. Update on PATHS improvement project – Ethan                 |          |
|     | iv. Update on CMP license for Riverton Rail Trail – Mike/Colleen |          |
|     | c. Communications/Updates  |          |
|     | i. Report from Parks Commission – Meri                           | (10 min) |

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.

**Land Bank Commission**  
**Meeting Minutes**  
**January 12, 2017**  
**5:00 P.M.**  
**Portland, Maine City Hall**  
**389 Congress Street, Room 24**

**In Attendance:** Commission members: Pat Bailey, Tom Jewell, Simon Rucker, Colleen Tucker, Roger Berle, and Meri Lowry, and Doug Roncarati. **City Staff Members:** Greg Mitchell, Caitlin Cameron, Michael Goldman, Ethan Hipple, and Alli Carroll. **Additional Portland Trails staff:** Kara Wooldrik.

**I. Citizen Comment Period**

There is no public comment at this time.

**II. Agenda Items**

**a. Acceptance of Meeting Minutes – December 8<sup>th</sup>, 2017**

Simon moved to accept the meeting minutes of December 8<sup>th</sup>, 2017. Meri seconded. Passed unanimously.

**b. New Business**

**i. Update on Subcommittee meeting – new deals (Tom and Simon)**

Tom said a handful of the Parks Commission Members went over some parcels around the city and came up with some new plans for them. The CMP parcel, 20 acres overall, could be potential conservation land. Meri thought this was great! They have had a meeting and this is on the list. Roger said he would take a look at Verizon Pines (Davis Farm Road) and put it on the Land Bank wish list. He will contact current land owner regarding it. The subcommittee also reviewed the tax acquired list. Pat said they have been reviewing this list for a long time and with Tom and Doug's help, there have been recommendations as to what should be included in Land Bank but they should make sure to double check it and move it to forward. Tom suggested that they may revisit the land Roger owns on Cliff Island. Ethan asked if Rocky Hill came up. Tom said it didn't, but Jaime mentioned that Brown is aware of our interest in it but there is a lot of warehouses around it and they're not sure if they want public access to it.

**ii. Recommendation for Oatnuts Park Acquisition – Pat and Doug**

Pat said one year ago, they had someone budget under \$10,000 ballpark number. Now they have appraisals and an interested seller. Do they want to buy these lots? Tom firmly said yes. Pat continues by saying this should then go through the que and get into Greg's hands. Tom and Meri agree. This particular land owner was looking for some consideration so hopefully this appraisal will be okay. Everyone's in agreement to move this project along.

**iii. Caitlin Cameron – Congress Square Redesign**

Caitlin Cameron presented regarding the Congress Square Redesign. She is the urban designer and project manager for this development. WRT, the design consult, did a three-day public workshop in October and then presented on December 15<sup>th</sup> during a public meeting. Traffic will be reworked with project to improve accessibility. Ideally would like to create an identity due to it residing in the arts district. Also, would like to create an open space for citizens. This is a schematic design but there is a lot of steps to go through still. Materials and

such for example are not selected yet but they would like to use this green fabric to tie the area together. Caitlin is interested in obtaining feedback and thoughts on how the schematic meets the vision for the space and how it will improve accessibility. An online feedback form will be open through January 15<sup>th</sup>. They would like to add a water feature in the space and as much fixed seating as possible. Their plan is to use seasonal plants for year-round quality. Low maintenance is a goal of theirs and ideally, they would like no irrigation and no grass. Meri believed this to be a park on the Land Bank registry. She suggested that they have no role here until Parks Commission first makes a positive review. Pat said she loves the pop up water feature idea and that she loves the idea of kids playing. Also, stated that bringing everything together will make this area not so bleak. Colleen believes it to be economically feasible. Bill asked what the source of their budget was. Caitlin replies with, a combination of an NEA grant, private fundraising, and State and CIP is a possibility. Bill said TIF funds could be another possibility. Kara wonders how vehicular movement will be. Caitlin said lane assignments will change but it will be similar to what it is now. Everyone continued to praise the project and then thanked Caitlin for her time and effort.

**c. Old Business**

**i. Executive Session:**

Asked members of the public to leave the meeting for the time being and return once the executive session was complete.

Motion to enter an executive session: Meri moved, Pat seconded. Passed unanimously.

Land Bank Commission going into executive session pursuant to 1 M.R.S.A. 405(6)(C) to provide guidance to staff on negotiations for acquisition of property in the Redlon area.

Motion to finish the executive session: Pat moved, Simon seconded. Passed unanimously.

**ii. Renewal process of Commission seats**

Justin and Bryan will be resigning. Terms come up for Bill Mann and Rene Perry this summer. Rene plans on letting his term lapse. Bill believes he will renew. Bryan has one person in mind who would be a good fit for the commission and Tom told him to submit the name to the City Clerk's office.

**iii. Subcommittee**

Discussion was held regarding a name and whether to place notice of the meetings. Pat said that the subcommittee should meet once a month. Doug suggested that a smaller group should focus on one specific project. The members are Pat, Simon, Roger, and Kara Wooldrik. Simon suggested Priority Parcel as its name. Acquisitions Subcommittee was preferred.

Motion to approve the subcommittee as Acquisitions Subcommittee: Colleen moved and Pat seconded. Motion passed unanimously.

**d. Communications/Updates**

**i. Report from Parks Commission – Meri**

Tom said that the next meeting might be a combined with Parks Commission. Meri's concern is ultimately, to make sure Parks Commission and Land Bank Commission understand the ordinances. Parks Commission meeting offered is Feb 9<sup>th</sup>. Pat believes they should have a separate meeting date for this specific meeting instead of giving up a Land Bank meeting. Tom suggested they hold it at the Riverside Golf Course on a Saturday. Mike prefers a week night but will do a Saturday if it is a must. Tom suggested late February in the evening. There was some more discussion on it until finally, Tom said that they would email with Diane Davison to decide.