The Piggery: Tom suggests that legally, the open space behind Summit Terrace apartment complex has been pledged once or twice already to satisfy previous subdivisions. If this is the case, the property owners or subsequent buyers may not be able to build further. As a first step in evaluating this property or part of it as open space, we need to have Scott Morelli ask our legal counsel for a determination. If Counsel feels that the land is not developable because of prior development pledges, we could approach the property owner with a proposal of our own to either let them develop part of the parcel in exchange for an easement on the rest or to use money from the Land Bank to purchase for open space.

Old Joe's Pond: Kind of the same scenario as the Piggery: The property owner, Ralph Somma, wants to develop lots around the pond but is not motivated to go through the proposal process. It is unclear as to whether he can develop any lots or how many. We need Scott M. to ask legal counsel how many lots he could develop without a variance or zone change. Once we know that, we can propose a deal with Mr. Somma that might include trading the land for other lots owned by the city and possibly making the deal equitable for him with cash from the Land Bank.

The farm bordered by Stillman, Sawyer, and Pilgrim (forget the family name): lovely fields and woods with Kimbrel Brook running through it. The heirs indicated to Tom that they are not ready to discuss selling the property but we might want to be ready with a proposal that would allow denser development than currently allowed in exchange for a conservation easement for part of it (Dows Woods come to mind). The land abuts Dows Woods and is across the street from the edge of Hinkley Park. There are potential trail connections to Hinkley and Maietaville possibly using the CMP ROW.

Barberry Woods: The property is owned by the city of Portland who has indicated in the past a willingness to sell it to South Portland. Portland has turned down requests from the abutter (not sure if that was Ralph Hale or Global Oil). There is currently no access to the woods without crossing private property or crossing Barberry Creek from Forest City Cemetery on Lincoln Street. SP Land Trust and the city have been trying for years without success to negotiate an easement across neighboring properties.

The owner of the property abutting the woods on Lake Street, Mr. Kimball of Windham, is not motivated to make a deal to sell access property or allow an easement. Tom thinks this would still be our best hope for access and wants to pursue options to find other property in SP to trade or offer cash incentive.

The owner of the railroad line abutting the property, Roger Hale, owner of Turner's Island, had indicated a willingness to discuss access from his property but while discussions were underway, he stopped negotiating because of the city's clear sky ordinance regarding Portland Pipeline's tar sands. Mr. Hale also owns the section of the city's greenbelt trail that abuts the RR tracks from Evan's Street to the point where the trail turns to a side street. If we were to resume discussions with him, there are rumors that he wants to expand the railroad track ROW and that could give us a talking point for woods access. One idea is to switch that
section of the green belt trail to the woods side of the tracks to allow widening of
the tracks on the GB side.
  o Forest City Cemetery: This is also owned by the City of Portland who said they
would be willing to give it to SP, something we have no incentive to do because
of the cost of maintenance. It could, however, be part of the GB trail system with
a short sidewalk connection between Evans and the cemetery's maintenance
access road. Tom also showed us Forest City Beach, largely unknown to the
public but easily accessible. Nice respite along the future GB?
  • Calvary Cemetery: Tom showed us this because of the weird anomaly along the east side
of the property. The abutter, Global Oil, and the Catholic Diocese have parallel fences
that run along their property lines. In between the two fences is a continuous strip about
3-4' wide that could easily be cleared and used as a path. This would lead to the Amtrak
tracks that run along US 295 at the rear of the cemetery. A path along that side could be
run the full length of cemetery. If we could connect the cemetery on Lincoln Street with
Calvary, we might have a greenbelt from Bug Light almost to the Mall. Lot of
infrastructure might be needed but could be approached piecemeal. Calvary Cemetery
also has a large wooded area on the west end of the property that might be considered for
open space.
  • Hamlin School: we did a drive by and briefly discussed how part of this property might
be protected as open space when it is developed.
  • Sawyer Marsh: Tom gave us a history of how the marsh easement was acquired through
the SPLT, a case of using other city owned properties as trade bait for the owner who
would have developed more of the marsh.