

1/7/21 Lambert Neighborhood Meeting

21 Participants: Liz Trice, Matt Peters & Brian Eng (Maine Cooperative Development Partners), Sam Lebel (Acorn Civil Engineers), Seth Kimball (Aceto Landscape Architects), Mark Dion (District 5 City Councilor), Tara Hill (Town& Country Federal Credit Union) Eliza Cress (Bike Coalition of Maine), Jaime Parker (Portland Trails), Mary Davis (City of Portland Housing Department), Nell Donaldson (City of Portland Planning Department) , Neighbors: Donna & William Allen, Sandra & Ed Eggleston, Amy Johnson, Angela King, Ken Winship, Cameron (Donna and William Allen), Jason Barnies, Keith & Karen Johnson, Ruth Bettinger, Jim Ciampi, Amy Johnson.

Introductions:

Ruth: 501 Summit, 5 years, likes peacefulness, and ease of getting to trails and downtown.

Keith: 179 Lambert, 20 years, likes being in Portland, but rural feel.

Ed Eggleston: Auburn, 3 years, not enough places to walk, worried about ticks,

Jim Ciampi: been here since 1989, concerns about traffic.

Ken Winship: 433 Summit, moved in 2008, likes rural feel but close to town. Concerned about wetlands. Would like meeting minutes.

Amy Johnson 20 Armstrong Heights. Thinks this could be a great addition to the neighborhood. Doesn't like traffic on auburn, wants to be able to walk.

Eliza Cress: Bike coalition of Maine

Tracy Corbeau: 166 Lambert, 15 years, likes having deer on front lawn. "I feel like I live in Grey, but I'm in the city" close to everything, highway is convenient.

Jason & Liz Barnie 125 Lambert 3 years,

Chris Nappi, no microphone

Tara Hill: Town & Country Federal Credit Union. Interested in supporting cooperative housing projects.

People who want to have their emails shared publicly Ken Wiship, Amy Johnson, Jim Ciampi, Tracey Scala, Jay Barnies, Ruth Bettinger.

Questions about Presentation:

Ed: **Washington has a ditch on either side, is that a problem?**

Matt: We'd like to build sidewalks there.

Jim Ciampi --- do we have access point for development?

Liz: two access points on Washington Ave

Ken: **Will this be single family or multifamily; all at once or build to suit?**

Liz: Preference is to cluster housing along Washington Ave and preserve as much forest as possible.

Ken: **Will there be a conservation easement to protect the southern upland portion?**

Brian: We are looking for ways to protect that.

Mary: The rfp mentions reserving the right to have a conservation easement, we will consider it. A conservation easement would happen at time of property transfer, about 13 months out, so we have plenty of time to think about that.

Solar and Storm water

Ken: **Solar and clustered housing** sounds wonderful. Wants to put a plug in for pervious surfaces; - there's no existing infrastructure, so **need to be aware of storm water**. Ken helps neighbors with community solar idea (Amy and Ken); discussion about green space at Shaw's

Matt/Liz: we are hoping to only build one narrow driveway and to have rain gardens on either side to handle runoff on site.

Amy Johnson: interested in solar aspects and am interested in excess capacity

Ed: **likes wetlands and deer** in backyard.

Ken: it is a corridor to rail lines and to city itself.

Jaime Parker: **What about property to the north?** How to **humanize Washington Ave for pedestrians**. Southern upland portion has potential to connect trails to Sebago to the Sea, could go all the way to Auburn.

Mary: There will be an RFP coming out soon for 622 Auburn, which is the parcel north of Washington Ave.

Brian: We intend to make a proposal for that parcel, too.

Ed: His property backs up on 622 Auburn, he's at 660.

**Ed Eggleston & Amy Johson wants to see RFP when it's available.

How can we improve the neighborhood?

Amy: solar capacity - **neighborhood solar coop?**

Ed: solar is tough on his house, the trees are too tall.

Ken: There was supposed to be green space at shaws.

Nel: Would like to hear more ideas about that.

Amy: (in writing after meeting) I thought of something that would get me personally excited about this development: having **a place for small outdoor neighborhood gatherings**. Something as simple as a clearing in the undeveloped/trail section (corner of the parcel near Lambert and Auburn). Would be for the residents of the new community to use to gather with each other, and also a place to meet up with their new friends in the neighborhood -- I'm envisioning **a simple spot to sit in portable camp chairs and hold a book club meeting**.

level 2: add a **fire pit for winter** (maybe too many liability/control issues though)

level 3: add a **pit toilet** to serve the walkers and bikers on the trail system

level 4: add a **small covered pavilion** that the city would manage and allow the community to reserve for occasions!

Ruth (in writing after meeting)

I finally have a response to your question of a fun addition in the neighborhood. If there was a **well lit commercial space**; I suggest a **shared or co-op artist studio with a retail space** to sell their work.

Community garden space is always a nice addition or landscaping mixing **food producing plants** within landscape design.

I think if the trails go through the development and connect to other trails it might be nice to have a **fitness trail**.

I have to admit that I really liked the idea that any **extra solar production** be shared to benefit the neighborhood. Not sure how that would look, but I liked the suggestion.

Traffic Issues:

Keith: Lambert is the only residential street with 30MPH, every other street is 25mph, and people coming from Windham speed. Can we **reduce speed limit on Lambert?**

Nel: speed limit based on the road are limited by different entities. Traffic calming can happen through street width and putting buildings close to street.

**ask DPW who controls speed limit.

Liz: we should talk more about this. We know that every bad thing related to traffic: pedestrian safety noise - goes up dramatically between 20-40mph.

Mark: I've been chasing speeders my whole life, and I live off Washington Ave Ext in Deering Run neighborhood. The Washington Ave Ext is wide, and we should talk to the industrial tenants on Washington ave, because trucks use it to get to highway access in Falmouth. **solicit opinions of industrial users for 18-wheelers**; let's get their opinion and road design; intersection of Washington Avenue and Auburn during commuter hours is a problem; could Eaton Peabody create a short primer on conservation easements It also seems that the intersection of Washington and Auburn is a dangerous intersection - he'd like to get a traffic signal there. Re conservation; suggests we get an attorney to look at that. Maybe the attorney could **create a short primer on what a conservation** is and share that with the neighborhood so you make sure it means what you think it means.

Brian: we are represented by Eaton Peabody

Angela: Bike Coalition has started a campaign "Slow ME down" because speeding is the biggest impediment to people walking and biking in the state. We started a petition to get DOT to change how they **design and manage roads so that people will be more comfortable biking and walking**. The key to reducing congestion in the city is to make it safer to walk and bike. Portland needs to focus on this.

Jaime Parker: could people **park on the street both on Auburn, Lambert and Washington as traffic calming**? Cars parked on the street are really effective at slowing traffic down. Retail and other uses contribute to walkable communities - you need places to walk to. A coffee shop will get 90% more people walking. **Four-way stops** are great. Is interested in potential for trails in northern parcel.

Ed: might want to think about **traffic light at Washington and Auburn** so new residents can get out. Washington pavement is five or six feet --- is the dropoff going to be a problem; concerned about traffic and people getting in and out; really like chunks of woods and wetlands; **love deer and don't want to lose that**; Ed backs up on 622 Auburn; 3 or 4 neighbors; wants to be notified when RFP comes out; wondering about viability of solar with the woods; Ed moved from Washington DC area

CHAT

Bianca Winship to Everyone (7:18 PM)

Add my name! Thanks!

Amy Johnson to Everyone (7:18 PM)

Please include me in list of participants — name and email is ok

Bianca Winship to Everyone (7:18 PM)

name and email as well

James Ciampi to Everyone (7:19 PM)

add my name please. Thank you!!!

iPad to Everyone (7:20 PM)

add my name as well please

Chris Nappi to Everyone (7:20 PM)

I don't have a microphone. Will just be listening

James Ciampi to Everyone (7:43 PM)

Add my email

jbar1362 to Everyone (7:43 PM)

Add my email

cameron to Me (Direct Message) (7:43 PM)

We show up as Cameron, our grandson, but it's Donna & Wm Allen

Aceto Landscape Architects to Everyone (7:57 PM)

sk@acetola.com Aceto Landscape Architects

Ruth Bettinger to Everyone (8:02 PM)

Please add my name to list.

Jaime Parker to Everyone (8:06 PM)

small-scale retail? would zoning allow for a coffee shop or small (non chain) grocer...?

Angela King to Everyone (8:09 PM)

Services - markets, restaurants

Bianca Winship to Everyone (8:16 PM)

Traffic circle! everyone's favorite

Eliza Cress to Everyone (8:20 PM)

<https://www.bikemaine.org/slow-me-down/>

Check out the Slow ME Down campaign here.

Ruth Bettinger to Everyone (8:22 PM)

Thank you. I have to sign off. I would like to see a four way stop at Lambert and Summit or some other way to improve this intersection.

Amy Johnson to Everyone (8:24 PM)

Crosswalks at the bare minimum...