

**FVNCA Meeting Minutes 2/10/04**

- 1. Meeting called to order at Betsy Ross House, at 7:00 p.m.** There was a large turnout (about 30) and everyone introduced themselves. Several people joined the association or renewed their membership!
- 2. Secretary's Report.** None
- 3. Treasurer's Report.** Carol Darling Campbell presented the Treasurer's Report \$500 is allocated for the Old Joe's Project if needed.
- 4. Unfinished Business .....Action taken**

- **Election Results:**

- Larry Albert-President, Jan Greico-Vice-President/Media Rep., Aileen K-Martello Secretary, Carol Campbell-Treasurer.

- **Old Joe's Pond:**

- Betsy Morrison of Oak St. has been the chair of the Old Joe's Pond Committee (OJP) since 1999, she gave a brief introduction of Ralph Sama and the communications over the past 5 years.

- In 1992 the Hugo family sold Ralph Sama the property. It is from 2 old subdivisions of 1891 and consists of 40 or more grand fathered lots. Ralph Sama holds 2 deeds to the property, one for Home Construction & Finance and one for him and his wife. He has had no long term build out plan from the beginning. When finished a piece will be donated in memory of his father.

- Betsy passed out a letter from Ralph Sama (Sama's 1997 plans for property) & minutes from past meetings between Betsy, Ralph, and the So. Portland Land Trust.

- Original Permit in 1992 fill area 3/4 acre.

- Ralph would like to build up to 5-6 more houses; 2 on Oak, Harriet, Roosevelt and No. Marriner St. and plans to donate 4+/- acres to the city with a conservation easement for the parcel to remain in its natural state with permission to remove invasive species. He plans on filing for permits needed in March 2004. Once permits are approved he agreed the survey could begin for final donation. \$2,500.00 from the city is still set aside for a survey of the property.

- In 1991 the paper street on No. Marriner was approved a designated building lot.

- Ralph has been in communication with city officials, Mary Kahl and the engineer to work out issues of utilities on property and paper streets.

- Army Corps and DEP are involved with the parcel due to significant wetland and proximity to the Fore River. Committee has been in close contact with Army Corps for some time. At one time there was a joint meeting with Army Corps, DEP, OJP committee, and South Portland Land Trust. Army Corps would like to see a larger whole left for donation. Ralph claims Army Corps has the final say on which lots can be developed.

- Ralph expressed interest in selling 20' of property to abutting owners before donation;

this will be "guided" by the Army Corps.  
Ralph said he will consider right of first refusal on a mutual lot.

**Questions/Concerns:**

Would it be wise to get So. Portland engineers input on where remaining houses best suited?

No. Marriner resident wondering how drainage affects pond?

What is time frame from application to approval for Army Corps, DEP?

Will water in basements, yards be an issue for the older houses on Mussey, Harriet, Oak

“When will Sama finally stop lying to each house buyer and stick to his works, this will be the last house on this side of the street”?

2 houses on No. Marriner are always very wet in back yard

1 house on Harriet street is very wet in the yard.

Grade levels are higher on some homes, runoff onto abutting properties is of concern.

A letter will be sent to Ralph Sama recapping the meeting and cc: to Jay Clement at Army Corps.

**5. New Business.....Discussion/Action**

John Mulholand may attend a March meeting of FVNCA to discuss the condo project for Henley St.

**6. Adjournment**

The meeting was adjourned at 9:00 p.m.