



November 10, 2016  
Neighborhood Meeting Minutes

**Attendees:**

Tim MacNamara  
Jeff Sanders  
Walter Pochebit  
Anne Pringle  
Garry Bowcott  
Rich Petersen  
Ian Jacob  
Michael Patterson  
Penelope St. Louis

I. Greeting and Introduction

Rich Petersen extended a welcome to the attendees. He informed that a brief agenda was created for the meeting but for future meetings a more collective agenda will be welcome.

Mr. Petersen recognized the project being proposed for MMC is substantial and located adjacent to several diverse neighborhoods. Throughout this process, MMC will try to be transparent and respectful of differing opinions. It is acknowledged that there likely be disagreements but MMC will do its best to keep the neighborhood representatives informed. Mr. Petersen underscored this is a much needed project for the hospital, its patients and the community. MMC staff will be available should the group feels this process is being breached.

II. Process of Engagement

Discussion among group members was had regarding the group process going forward. It was determined that the name of the committee, to avoid confusion, will be the Expansion Group. It shall meet on the first Wednesday of every month at noon, location TBD. Lunch will be provided. The next meeting will be on December 7, 2016 followed by January 4, 2017.

Mr. MacNamara raised the question of whether a 5<sup>th</sup> group comprised of b

Local businesses should be represented at the expansion Group meetings. Concerns were raised about how representatives would be chosen and whether the Expansion Group would become too large for

effective dialogue to occur. It was determined that MMC will reach out to businesses in a separate forum if individual outreach was not sufficient. Mr. Sanders has been in touch with the manager of the Inn at St. John's and Mr. Petersen has a meeting scheduled with the owners of Pizza Villa. They will be discussing the local businesses' thoughts or concerns regarding the proposal.

Ms. Pringle inquired as to the timing of a joint MMC/Neighborhood Groups meeting to be held at the Dana Center to inform interested individuals of MMC's Project. It was stated that people only know what they have read in the paper and that a better understanding of MMC's needs and plans would be beneficial. After suggestion from Mr. O'Brien and Mr. MacNamara, it was determined that the meeting would be scheduled for January 12, 2017.

### III. City Process

MMC originally expected that its Project would go through the Conditional Rezoning process. City staff recently informed MMC that the City's policy is trending away from Conditional Zones in favor of overlay zones that are more consistent and predictable. The concept of an "Institutional Overlay Zone" which encompasses the major institutions in the City, including MMC, will be presented to the City Planning Board on November 15, 2016. The public is invited to attend and the City staff's memo explaining the process has been posted to the city's web site. Each Institution would submit an Institutional Development Plan (IDP) setting forth a longer range plan for growth. It is acknowledged that MMC's initial IDP will be limited in scope as MMC has not had the time to undertake a broader master plan exercise given the City's recent change in policy.

Staff does not expect the IDP process to elongate any project's approval, including MMC's Project, but does anticipate a better structure that will allow institutional growth in a predictable fashion for those in the community.

Following the approvals of an IDP, any institution will then return to the Planning Board for approval of its Site Plan, under the City's existing site plan standards.

General discussion among the attendees touched on the following topics: what happens to the existing Conditional Zone, allowing MMC to expand on its existing and leased property in the vicinity, will "Gateway" sites be recognized in this process, parking is essential ...

### IV. Certificate of Need Process

The clinical components of MMC's Project will need to be approved by the State of Maine in a process known as the Certificate of Need process. It is expected the Hospital will be submitting its application in early 2017. A certificate of need application will be filed once we've have a complete plan for the delivery of clinical services in the hospital, something that is detailed and technical.

### V. Site Soil Tests

MMC will initiate soil testing the week of November 21, 2016 to understand the soil composition in the area of construction. The neighbors will likely see this work occurring – during

daytime hours only. Attached is the site of identified areas of testing that are known to date. The work is anticipated to last 1-1 ½ weeks.

- V. Adjournment. As there were no further questions the meeting was adjourned at 5:30 pm.

DRAFT