

Expansion Group Meeting
November 1, 2017, 12:00pm – 1:00pm
Maine Medical Center
East Tower Classroom #3

Minutes

Attendees

Tim McNamara
Helen Donaldson
Zack Barowitz
Emma Holder
Moses Sabina
Garry Bowcott
Caitlin Allto
Tuck O'Brien
Walter Pochebit
Jeff Sanders
Penelope St. Louis
Al Green
Dennis Morelli

- I. Welcome and Introduction
Jeff Sanders extended a welcome to the attendees.
- II. City Update: Tuck O'Brien - The workshop On MMC's IOZ is still scheduled for November 13th. Public comment is not taken at the workshop. The public is able to provide comment at the November 20 Public Hearing.
Tim indicated that Spencer may move to allow neighborhood comment at the workshop.
- III. Question 2 Update: MMC chose to take a position in opposition to local ballot Question 2 dealing with rezoning objections. MMC has taken public positions on occasion in the past. MMC believes that



Question 2 is problematic for both MMC and the City as a whole. MMC acknowledged it has made a financial contribution to the One Portland campaign.

Tim stated that Question 2 is a flawed question and flawed proposal.

IV. Neighborhood Topics discussed included the following:

- Shadow Diagrams: copies handed out from IDP (pgs. 124-127). Shadow studies will be added to IDP long term projects. MMC can't anticipate shadows from future buildout, if any, around campus.
- Zack made the following comments:

What is it going to look like if dotted area gets developed? Zack believes there will be a shadow from Congress Street to the Seadogs. Zack does not feel MMC has demonstrated use or need for other side of Congress Street.

- Tuck reminded the group that the purpose of the IOZ was to avoid City reaction to proposals but instead proactively engage institutions and neighborhoods in planning for the future
- Emma questioned whether wind effects have been considered as part of the IDP. Nell responded that wind will be considered going forward not just shadows – wind abatement structures and things can be added.
- Tim: If this passes and the conditional zone goes away, is hospital allowed to purchase lots outside their current boundary

Tuck: Yes. Under the conditional rezoning MMC was prohibited from using property outside its zone but was not precluded from acquiring it.

Tim: Can they be developed?



Tuck: MMC would need to come in and amend the IDP to reflect specifics for those lots and any such development would be reviewed for consistency with the IDP.

Tim: What happens if MMC buys Pizza Villa and nothing is done – can facilities be dark?

Tuck: Just like any landlord the City couldn't do much about it. MMC has commitments in the IDP to not do that.

- Moses: I went 5 times to the Planning Board and asked for discussion on boundary discussion. They were all comfortable with it. I don't think they realize residential housing will be eliminated.

Tuck: Checks and balance is with the City Council.

The Planning Board wasn't given all information to fulfill their obligation. Not an accurate representation of what is going on.

People are not being evicted.

Jeff – MMC has future clinical needs either here or outside of Portland to fulfill its mission of meeting the health care needs of the people in our state. MMC has made adjustments to its plan based upon input from the neighborhoods, especially St. John Valley. MMC anticipates the continued need to decompress patient rooms over the next ten years. It is likely to add additional floors to the Maine Entrance Tower on Congress Street and to include in that overbuild a procedural platform and improved radiology facilities.

- The neighbors continued to raise the issue of problems with vagrancy, suicides, etc. Tim asked that the MMC garages be manned. Jeff noted that MMC's future garages will have more advanced entry and exit technology to prevent unwanted visitors. However, Jeff also acknowledged that MMC is also uncomfortable with the criminal activity occurring in the area



unrelated to MMC. It has an impact on its employees, its visitors and most of all its patients. MMC will work with the City to help it address crime.

- An issue with a repetitive message being played in the Gilman Street garage was raised. MMC will look into it and will follow up.
- Snow ban parking – if not clear enough in IDP will make sure it is addressed and amended in IDP.

The Snow ban needs to be specific with how many spots and where they are located. The neighbors want to be in the 887 parking garage and not the eyeglass lot.

Jeff: Snow ban parking location and rules will be sent out to the Expansion Group before the next meeting.

