

Expansion Group Meeting

December 5, 2018, 12:00pm – 1:00pm

Maine Medical Center

East Tower Classroom 3

Minutes

Attendees:

Anne Pringle	Alva Davis
Lin Parsons	Liz Trice
Brett Gabor	Spencer Thibodeau
Moses Sabina	Emma Holder
Sarah Martin	Jeff Sanders
Penny St. Louis	Al Green
Walter Pochebit	Caitlyn Aceto
Matt Wickenheiser	

I. Welcome

Jeff Sanders extended a welcome to the attendees. Moses asked to add a Charter discussion to the Agenda as he, Brett and Emma have met with the City and Moses doesn't think the group should necessarily wait for the City's attendance to begin discussions. Liz Trice introduced herself as a representative of Parkside N.A.

Jeff Sanders shared that MMC has purchased 274 Valley Street; has submitted a demolition permit to the City and hopes to have the building removed before winter. There are no plans for development at this time although the likely use will be a medical office building. Liz asked about the potential for temporary uses by the neighborhoods on the site. No commitments were made and there is a concern that any temporary use may turn into a neighborhood expectation that would lead to discontent with future development.

II. Site Plan for the new Congress Street tower was reviewed. The Metro bus station will be relocated; there will be a wider sidewalk on the MMC side of Congress Street as well as a bike lane. The public hearing before the PB is scheduled for December 17. The submission is available on the MMC website.

III. Construction Update

A demolition permit for 274 Valley Street is pending. There may be some opening in the street to disconnect the gas line but Unitil is still researching this. The lot will be loamed and seeded but MMC will monitor for erosion over the winter.

The East Tower is progressing and the hope is to have the building weather tight by Christmas. 98 different trades were present on site today. The progress is amazing given the construction is occurring over the operational NICU which houses MMC's sickest patients. Pictures of the helipad were circulated giving people a different perspective on the landing area for emergency helicopters. At the next meeting MMC will again share the approved flight routes for the helicopters. Sarah has lodged complaints about the noise created by helicopters today and was told the pilots did were

unaware of the flight routes. MMC will follow up with LifeFlight of Maine, which, in the past made a detailed presentation to the Expansion Group re the LifeFlight operations.

The visitor garage is complete. The installation of 8 charging stations for electric cars has been done and the use will be monitored. The garage is capable of expanding these stations if demand is high enough.

St. John Garage construction is underway. Pilings are being set and that work is 45% complete. The goal is for all piles to be in the ground by mid-January. Work will then continue with periods of noise from things such as earth compaction equipment, etc. MMC will post notices of the construction and people are encouraged to look at the webpage for the project to get information on scheduled activities during the following week.

IV. Vibration monitoring

Walter Pochebit shared the results of the monitor readings for vibrations created by the pile driving activity and was pleased to report the vibrations are well below that which may cause property damage. According to the experts, the threshold for hairline cracks in plaster is a 2 and increases for damage to foundations or structural damage. MMC is monitoring and will take action if readings hover around .5. To date, the numbers are well below the .5 threshold. On 11/20 there was one reading which was .46. There is one monitor placed across St. John Street and takes readings once a week. There are at least three monitor closer to the actual site and these are taking readings 3-4 days a week depending on activity. Moses indicated Portland PD told St. John Street NA that a bomb scare was caused due to the placement of monitoring device near Florence House. However, at the time of the scare, MMC had not yet begun monitoring so there was some surprise over this information.

Sarah Martin is concerned about her property, more so when the “muncher” starts dismantling the employee garage. Jeff Sanders indicated no final decisions on monitors for that phase of the project have been made and he is happy to talk with Sarah about her concerns.

Questions were raised as to how the foundation monitoring area was determined. The MMC plan was included in the site plan that was approved by the Planning Board after consultation with experts and the City staff. The City engineer reviewed Turner’s plans and came up with the plan area. The neighbors are asking for 4 parcels to be added to area. Spencer and Tuck were in support of broadening the foundation monitoring area to include as many buildings as necessary on the East side of St John St. Addresses will be forwarded to Jeff Sanders. Vibration readings are low to date and nowhere near the level of causing damage. Emma wanted to know more about the cumulative impacts of the low vibration readings.

V. Charter

Moses, Emma and Brett initiated a discussion about the draft Charter being created for the group. Anne noted this Charter likely will be a template for other Charters around the City. The Group did not want others to create the minutes and so MMC will continue in that role. Moses wanted digital recording of the meetings, if not instead, in addition to the minutes. The Group wanted to continue to meet monthly rather than quarterly at least during the ongoing construction period. Brett

continue to ask that a District 3 Councilor be added to the Group. Spencer again noted his objection to that for a variety of reasons stated in earlier meetings. Spencer also noted that he did not want the content of the Charter to undermine the workings of the Expansion Group as it has developed, noting that the purpose of the Group is for open dialogue to take place between stakeholders. Moses indicated the draft at present has no conflict resolution provision and he thinks there should be language to that effect.

For construction related issues, there are contact numbers on the MMC Modernization website, as well as on the City's website.

Link to project:

<https://mainehealth.org/maine-medical-center/newsroom/modernization>