

8/14/19

Maine Medical Center Neighborhood Advisory MMC NAC Notes

<b>Name</b>	<b>Email</b>	<b>Role</b>	<b>Attending?</b>
1 Spencer Thibodeau	sthibodeau@portlandmaine.gov	District 2 City Councilor	yes
2 Nell Donaldson	hcd@portlandmaine.gov	Portland Senior Planner	yes
3 Peter Hall	spruceboy@maine.rr.com	West End	yes
4 Lin Parsons	linparsons@maine.rr.com	West End	yes
5 Anne Pringle	oldmayor@maine.rr.com	Western Prom	yes
6 Alvah Davis	alvah.davis@gmail.com	Western Prom	yes
7 Brett Gabor	brett.gabor@gmail.com	Libbytown	yes
8 Ed Suslovic	esuslovic@gmail.com	Libbytown	yes
9 Emma Holder	pna@parksideneighborhood.org	Parkside	yes
10 Liz Trice	liztrice@gmail.com	Parkside	yes
11 Moses Sabina	mosessabina@yahoo.com	St John Valley Neighborhood	yes
12 Tim McNamara	stjohnvalley@live.com	St John Valley Neighborhood	yes
13 Jennifer L. McCarthy	JMcCarthy@mmc.org	MH Chief Operating Officer	yes

Guests: Walter Pebochit, Melissa Sheehan, Sara Donnelly, Matt Wickenhauser, Al

**Approval of 7/11/19 minutes: Unanimous**

**Sound Management:** Al, Jen, and Nel met yesterday, both city and hospital have consultants they want to get the two consultants to agree first on where to measure and how to measure, then marry recommendations, and ask group how to handle concerns and complaints. Jean Fraser will be in touch with interested parties. The helicopters are coming; how do we make sure that effects are minimal. Mitigation strategies haven't been developed yet.

Sara Donnelly who lives almost directly below the secondary helipad, is concerned that the new helipad is not being tested- that it's the older one that is being tested, and she as a landowner directly below has not been contact, feels out of the loop in terms of not knowing where to find meeting notes etc. Jen says that this meeting is not typically open to visitors, but that minutes are posted on the website.

Nel: the city is working with Maine Med to make sure that they've heard similar concerns and that everything will be clear in the final draft. Having an updated sound measurement plan is a requirement of the approval for the east tower. The plan is also supposed to talk about how to engage the public.

Brett asked at what point the process welcomes input from neighbors.

Spencer says this is not a forum for public comment; he will circle back with Sara, that should be handled by a representative on the committee.

**Workplan:**

Issue with not enough time to handle all agenda items.

Anne suggests we have a workplan for the next three months.

Alvah agrees to be the point person on sound management.  
Matt suggests we ask for new business/old business at the end of each agenda.

### **Community Grant**

Liz suggests that there be a petty cash amount (5-10% of total) that this group can spend on small neighborhood requests. Spencer thinks there should still be a written application and paper trail. Group likes that idea and delegates to the community grant committee. There is a two page application, Brett will also make a cover letter with rules and deadline. Escrow and organization. Recommends community grant committee come up with a plan for financial and communications management. Is there an appropriate organization that could manage this. Spencer, Ed, Brett, Alvah, and Nel will meet and suggest a solution at the next meeting. Petty cash.

### **Street Plan at St John & Gilman and Garage Design**

Schematics from Walter answered Emma's questions.  
There are questions about the width of the street; part of it is 40', part of it is 50'  
Renters got no notices on impending constructions.  
Emma and Tim will communicate more with Walter.  
There are plantings planned for garage.  
Emma asks for hanging plantings on garage.

### **Business Impact**

MMC has agreed to pay for ads and banners for Salvage to make it look more welcoming, also using Salvage for all their outdoor catering. Restaurants can use SleepLab parking.  
Congress Street will continue to be impacted until early September.  
Tim about parking on Valley and A streets - the cones are there day and night, and construction doesn't use them after 4pm, but it's not clear to residents that it's ok to park there at night. Tim suggest that when no construction is going on that the parking be allowed. Walter will see to that.  
Maine med has reached out to all the small restaurants.

### **Healthy Neighborhoods**

Tim: he sees the healthy neighborhoods as the trade off for allowing MMC to expand their institutional footprint. They are allowed to expand, and in return the hospital would help with building housing and other improvements to the neighborhood.  
He's concerned because the ordinance was passed in 2017, and nothing has happened. There has been no MOU, no request for consultant, no connection to National Children's Hospital. It's not nefarious, but has been kicked down the road, and the people who drew it up are no longer with us. Recently he got a call from a developer who wants to build housing, who talked to Al Green who says at this point there's no money from Maine Med to write a check. Tim just wants to see the ball rolling.  
Jen says we can't wait to write this check and get it moving.  
Nel: people at the city including the city manager are trying to get this done, there has been steps taken to "inch this forward".  
Anne feels very strongly that St John's Valley is most affected so that they should get the benefit.  
Spencer points out that there is \$210,000 escrowed. Jen says Maine Med is willing to prepay additional funds into that. No one knows yet who should write the MOU. That's the first thing that needs to be done. There was an MOU a year ago when we were talking about creating a larger program - when they were talking about all 19 units. Spencer has sat in 4 long meetings,

still not sure who needs to be part of the MOU. There is supposed to be a community housing CHODO partner in the MOU. Tim, Nel, Spencer, Jen or Al, and the city's corporation council will meet and bring a process and timeline back to the next meeting.

**Outstanding items:**

- Update for next month on Transportation Demand Management Plan.
- Could we see the current financial contributions of MMC/MH to community?
- Florence house litter and bad behavior: Spencer will set up meeting with City Manager and Preble Street to come meet with a few of us on a Thursday morning with Moses, Tim, Liz and Brett. Nell will get more information on enforcement actions.
- Re Holt Hall being returned to neighborhood; Dennis noted; can Dennis give us more of a timeline and process by which this can happen?
- How to make parking available overnight for residents?
- Ed suggest doing a neighborhood survey - both online and door to door. What do people like, what are they afraid of, what would they like to see?
- Noise mitigation followup, particularly for neighbors most affected by helicopters.