

Neighborhood Advisory Committee

January 2, 2019, 12:00pm – 1:00pm

Maine Medical Center

East Tower Classroom 2

Minutes

Attendees:

Anne Pringle	Alva Davis
Liz Trice	Dennis Morelli
Brett Gabor	Jennifer McCarthy
Moses Sabina	Emma Holder
Sarah Martin	Jeff Sanders
Al Green	Penelope St. Louis
Tuck O'Brien	Clay Holtzman

I. Welcome

Jeff Sanders extended a welcome to the attendees. Jeff introduced Jennifer McCarty the new COO of MMC who will be taking his place as the MMC representative at the Neighborhood Advisory Meetings. Jeff indicated the Charter discussion will be pushed to February as Councilor Thibodeau would like to be present and was travelling today.

Ann Pringle inquired as to the status of the study regarding street directions at Chadwick/Bramhall etc. Nell Donaldson indicated the City and its Public Works Department were still working on the scope of the study but it will include the Prom, Chadwick and West Streets. The City also needs to define the process. A report back to the NAC will be forthcoming in a couple of months.

II. Site Plan for the new Congress Street tower was recently approved by the Planning Board with a set of conditions. Of note is to ensure that all plans for the various phases of the MFP are consistent. In addition, there was a condition for traffic monitoring post occupancy of the St. John Street parking garage to ensure assumptions made regarding traffic hold true following occupancy. The City's approval letter will be available on the MMC website.

III. Construction Update Dennis Morelli provided an update on the progress of construction for the East Tower and the St. John Street garage. The East Tower has a crane erected on site today to allow for the curtain wall frames to be installed. The crane will be removed by the end of the day. MMC hopes to have the addition enclosed from the elements shortly.

The St. John Street Garage is progressing. The pile driving is 65% complete. Excavation on the site is continuing to allow for finishing the pile driving and rock capping activities. MMC received a couple of noise complaints last week. Vibration monitoring is continuing and the readings continue to be below the threshold level of concern. Compression activities previously discussed may cause vibrations but they should be minimal. The compression equipment is like a large steam roller and as it passes over the soil, it compresses it. Tuck O'Brien indicated the City has received some complaints from the tenants of 222 St. John and some of the residents in the area but the complaints have been inconsistent and the ongoing activity is within City standards. Tuck indicated MMC has undertaken a

proactive communication plan which minimizes complaints and the construction and communication plans are as tight as they can be.

The building permit for the Congress Street Tower will likely be submitted to the City in March time frame. Emma asked about the trail system on the Western Prom – the City is looking at improvements. MMC did an initial assessment and made a financial contribution to the City. It is City land and the City is now charged with carrying out the improvement, which will include ADA improvements, lighting, erosion control and access along desire lines. Sarah asked about monies to improve the dog park and basketball area in St. John Valley neighborhood.

IV. Flight Routes Al Green discussed the helicopter flight routes approved by the FAA. He spoke with Tim Judge, Head of LifeFlight of Maine who indicated the designated routes are adhered to unless high winds are present. These routes are included in the IOZ and IDP which are available on line at <https://mainehealth.org/maine-medical-center/newsroom/modernization/project-updates> - under a project update dated December 12, 2017. The helipad language is in the IOZ on page 12 section 12.A and the helipad language is in the IDP on pages 94 – 96.¹

Sarah indicated the routes have not been followed even in the absence of high winds. The group may want to have Tom Judge back again to discuss the operation of the air ambulance system and the measures taken to avoid disruption to City residents. Those using the helipad are LifeFlight, the Coast Guard on occasion as well as discreet use by air ambulances from Dartmouth Hitchcock Medical Center.

V. MMC Neighborhood Park Contribution Jeff informed that MMC was making a \$100,000 per phase financial contribution to the City to be dedicated for use in implementation projects at Bramhall Square, Western Prom and St. John Valley. The funds will be given to the City, set aside in a marked account and may be used only to implement (as oppose to study) park improvements. MMC believes this money will benefit the community. The City will create a process and invite stakeholders (i.e. Friends of Western Prom, Neighborhood Groups, District Councilor and other invested groups) to have a seat at the table. Ethan Hipple will spearhead the project. The Western Prom improvements will wait until its MFP is complete.

VI. Other Topics There is a lot of trash accumulating in and around the lower portion of the Western Prom. Folks are congregating, shouting and creating a feeling of unease in the area. It may be beneficial to invite Avesta Housing, Portland Trails and Preble Street representatives to attend an upcoming NAC meeting to discuss and share ideas for improving the area.

Tuck O'Brien informed the group he will be leaving his position at the City at the end of January. He is exploring other opportunities in the private sector. The group wished him well and thanked him for his assistance in ensuring the success of the NAC.

Jeff Sanders is also transitioning his position at MMC and therefore Jennifer McCarthy will be taking Jeff's place at the table.

¹ References added after the meeting and in response to request for information to be disseminated.

Sarah inquired as to the status of 274 Valley Street. MMC would like to demolish the building and has submitted a permit to the City. Until has realized its shut off is in the street and needs to determine when it can open the street to shut the gas line to the building. MMC hopes the delay will be a short one. The plan is to loan and seed the lot pending redevelopment.

A question arose as to the baseline property surveys to be done in advance of the dismantling of the existing employee garage. MMC submitted a plan to the City but is willing to discuss the scope of the survey prior to the issuance of a demolition permit. Sarah is concerned about her property not being included on the list to date.

Questions arose about the MMC TDM and the ongoing monitoring of A Street/ Valley/ Gilman. It may be worthwhile to provide an overview of the TDM at an upcoming NAC meeting.

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>