

7/8/20

Maine Medical Center Neighborhood Advisory MMC NAC Notes

<i>Name</i>	<i>Email</i>	<i>Role</i>	<i>Attending?</i>
1 Spencer Thibodeau	sthibodeau@portlandmaine.gov	District 2 City Councilor	video
2 Nell Donaldson	hcd@portlandmaine.gov	Portland Senior Planner	video
3 Peter Hall	spruceboy@maine.rr.com	West End	no
4 Lin Parsons	linparsons@maine.rr.com	West End	video
5 Anne Pringle	oldmayor@maine.rr.com	Western Prom	video
6 Alvah Davis	alvah.davis@gmail.com	Western Prom	video
7 Brett Gabor	brett.gabor@gmail.com	Libbytown	no
8 Ed Suslovic	esuslovic@gmail.com	Libbytown	video
9 Emma Holder	president@parksideneighborhood.org	Parkside	video
10 Liz Trice	liztrice@gmail.com	Parkside	video
11 Moses Sabina	mosessabina@yahoo.com	St John Valley Neighborhood	video
12 Tim McNamara	stjohnvalley@live.com	St John Valley Neighborhood	no
13 Jennifer L. McCarthy	JMcCarthy@mmc.org	MH Chief Operating Officer	no

Guests: Matt Wickenhauser, Walter Pochebit, Al Green

Standing Agenda Items (15 minutes total)

- Approve Previous Minutes
- Updates on MMC Expansion Project: Construction, updates, timeline, mitigation
- Subcommittee updates: Grants, Neighborhood Planning
- (MMC and Neighborhood Updates sent out prior to meeting, not discussed unless needed)

Ed:

Jennifer sent an email saying she had to meet with legal counsel, so Ed will meet with her and send updates.

Note Emma's new email address: president@parksideneighborhood.org

Walter:

Garage is on plan 30% demolished, 20-25 trucks/ day, will be removing and recycling 25,000 tons of concrete, will be used for driveway and roadway base. 3,000 tons of steel will also be used. The demolition will be completed around labor day.

Three vibration monitors are in place and sends reports 3x/day, all negligible vibrations.

Dust mitigation

Al Green: data from lifeflight: total 261 flights in 6 month since December. 32 Dec, 42 Jan, 41 Feb, 36 March, 22 April, 45 May, 43 June.

Exceptions: when not following standard paths due to challenging wind: Total 27; 4 dec 2 jan, 2 feb, 7 march, 2 april, 4 may, 6 june.

Complaints of Noise: Are supposed to start tracking complaints in June and July; complaints about 14 flights, from two property owners.

Standard Procedure is to land on the primary pad, which is farther from Crescent/Ellsworth Street. Pilot can decide if it's safer to land on secondary pad- it doesn't happen very often, but there was a day in June when some maintenance was being done, they are also spending longer cleaning helicopters after transports now.

Anne: want some resolution to make sure that helicopters are using the primary pad;

AI: we don't have the resources to do that. If 20 complaints are received within 6 months, or 10 complaints about a single flight, then MMC will recalculate the sound data. New 6 month clock starts in June. We'll engage with a sound engineer and do a new sound study. DNL Day night average is the best practice.

Alvah: that process is designed for fixed wing aircraft at airports. There is no best practices for helicopters and it's not well-suited for this application.

Property; Walter: Pizza Villa and Greyhound have been acquired, but there are no plans to change operations. Those businesses will continue to operate as is. There are no other acquisitions planned. No plans for South Lot (Bramhall/Brackett/Vaughn)

TDM: AI Green: Chris Chop has taken the job of Transportation Director at GPCOG. As a result of the pandemic, people aren't bussing as much, but people are biking so we're adding 6 new bike racks.

Parking: Matt Wickenhauser: when the city stopped ticketing, more people started parking on Bramhall.

AI: first monitoring report for IDP is due this fall, will mainly be a property acquisition report.

Nelle: City Projects: Nell reached out to DPW and Parks; Bramhall Square is in conceptual design phase, public involvement to get feedback on concepts delayed due to Covid, hopes to have construction completed in 2021 due to funding.

Andrews Square: design is almost complete; Deb Andrews is finalizing comments on landscape and hardscape, once finalized will go to bid for construction, likely spring 2021 for construction.

Western Prom Master Plan is in final shape; historic preservation made some recommendations, the hope is to get final endorsement from city council this fall. Deb is also looking to get design made for the pavilion.

Parks: has started vista clearing on Western Prom, will do some lower height plantings, are also working on switchback trail.

There are a number of zoning and map amendments in the area:

Expansion at Cassey Point

210 Valley Street Proposal by Avesta is currently under review - 60 affordable housing units

1006 Congress (at Westfield) is asking for an amendment to put housing in that space.

100,000 Cold Storage building on West Commercial Street.

Zoning Amendments:

879 Congress Map Amendment to create housing

1217 Congress abandoned gas station B1 to B2 text amendment to facilitate retail

Mercy State Street Proposal

160 State Street Winter Street Rezoning proposal

32 Thomas Street Amendment to conditional zoning to add residential units.

Recode Effort: City is working to rewrite land use code, which is lengthy, cumbersome document. The first phase is reorganization to make it easier to read, 2nd phase will take up rewriting the policy to make it consistent with comprehensive plan. Phase 1 is almost done, there will be a hearing with planning board at the end of this month, then will have to go to council for adoption in the fall, then we'll start phase 2. How is our code addressing climate change, housing goals, social justice goals etc? This will be a big effort and include a lot of public involvement.

Neighborhood Updates:

Anne: Western Prom is supportive of allowing old Williston West Church to be housing.

Alvah: Re helipad, there must be data that shows when helicopters arrive.

Moe: happy about Avesta Housing, concerned about activity near Florence House, has been working on plans to redo basketball court near the dog park. He's still concerned about the traffic lights at D street; they face the wrong direction and the striping is wrong, will submit details to the group.

Anne: Florence House board is not aware of neighborhood impacts.

Moe: We've complained multiple times.

Nelle: Moe, let's talk about that.

Emma: Bramhall Square will see a new applique on electrical box by Chris Miller. PNA has submitted their 501c3 application. A subcommittee is working on how to use grant for neighborhood planning effort. New website will be live tonight that should be resources for new neighbors, city staff, developers etc. 104 Grant Street is doing a good job reaching out to neighborhood.

Lin: has any money flowed to neighborhoods?

Healthy Neighborhoods. There were 31 parties interested in the RFP, Tim is going to sit on selection committee.

Ed: Libbytown is excited about proposals on West School Site, and for the improvements to Dougherty Field. Libbytown is also interested in making Park and Congress two directional, and eliminating the duplicative high crash cloverleaves at 295 and Congress and return that to tax-generating properties.

Future Agenda: IDP monitoring Report (december)

Liz asks that there be a staff person assigned to this committee; the clerical elements are too much for a volunteer, and the group couldn't do its work without it.

On Wed, Jun 10, 2020 at 11:42 AM Ed Suslovic <esuslovic@gmail.com> wrote:

In preparation for our extended planning session rescheduled to July please review the following questions/issues and feel free to add, edit, or even subtract! I have grouped the topics by presenter and would request that as much info be sent out prior to our July meeting so we can all familiarize ourselves with the info.

MMC

Current and planned construction updates, timelines, potential impacts, etc.

Property acquisition status and plans for use

TDM data and updates, **report on increased parking in adjacent neighborhoods**

Longer term institutional planning especially impacting member neighborhoods, **including plans for disposition of properties identified in the IDP**

City of Portland

Update on all city projects contemplated for MMC neighborhood area

Update on any significant private projects in the area that the city is aware of such as the AVESTA St John Valley project

Update on any proposed policy changes that impact MMC neighborhoods

Each Neighborhood Organization

Relevant issues, projects, etc of interest and/or impact to the committee

Updates(if any) on funded projects.

MMC NAC

Discussion on plans to move forward regarding Grantmaking and planning

WPNA Report

~~Checking on status of Andrews Square Reconfiguration (to which MMC NAC grant is to be applied), probably delayed into fall due to impact on bidding process during the lock-down.

~~Western Prom Master Plan has had an initial joint review in the early spring by the Historic Preservation Board and Planning Board. After a hiatus caused by the Governor's lock-down order, the approval process will move forward in the early fall. The City had begun work removing invasive species from the Prom slopes and opening up views.

~~Many complaints in the last few weeks about **strong** smell of heated asphalt in the southern end of the neighborhood from the tank farms in South Portland. Spencer's Sustainability and Transportation Committee recently had presentations on the emissions issue by the State DEP and CDC. There are two issues: impact of the odor on quality of life and health implications of any toxic emissions. Testing is being done and the jury is still out on both issues.

~~A massive cold storage facility is again being proposed adjacent to the International Marie Terminal. The building is subject to conditional approval. Some neighbors question the financial feasibility of the project, but this is not a site plan consideration. Others seek to reduce its visual impact by design enhancement.

See my requested additions, in red below, to the MMC report.

"See you" tomorrow!

Anne