

Maine Medical Center Neighborhood Advisory Committee (NAC)
Meeting Minutes

Date: November 10, 2021

Time: 12:00p.m.

Location: via Zoom

Recurrence: Monthly, 2nd Wednesday

Minutes Submitted by: Anne Pringle

Minutes Edited by: NAC Members

Previous Meeting Minutes (October 13, 2021) Status: Approved

Attendees

Brian Batson (MMC) co-chair

Emma Holder (PNA) co-chair

Alvah Davis (WPNA)

Anne Pringle (WPNA)

Tim McNamara (SJVNA)

Moses Sabina (SJVNA)

Lin Parsons (WENA)

Peter Hall (WENA)

Damon Yakovleff (LNA)

Chaning Michele (LNA)

Jennifer McCarthy (MMC)

Walter Pochebit (MMC)

Al Green (MMC)

Matt Wickenheiser (MMC)

Samantha Ward (MMC)

Minutes The Minutes of October 13 were Approved as presented.

Councilor-Elect Pelletier Emma reported that Pelletier had been invited but was unable to attend the meeting due to a scheduling conflict. She looks forward to participating in future NAC meetings. Following discussion, a motion was made and approved to have the Co-Chairs (Emma and Brian) and Nell Donaldson of the City meet with Councilor-elect Pelletier to familiarize her with the history of the NAC and its Charter.

New Co-Chair Alvah Davis, who had previously indicated his willingness to serve as Co-Chair has to withdraw for business reasons. He nominated Anne Pringle to serve as Co-Chair in 2022. Following discussion, a motion was made and approved to elect Anne Pringle (WPNA) as Co-Chair, effective January, 2022.

New Libbytown NA Representative Todd Reynolds is unable to continue to serve, due to other commitments. Damon Yakovleff has been chosen as the second LNA representative to NAC.

Construction Update Walter Pochebit reported:

- 1) Zoning approval of the food pantry in the Greyhound building is still in the approval process. Drawings and submitted documents must be reviewed by various divisions (Life Safety, Zoning, Electrical, Public works, etc). Once all divisions have reviewed documents, there will be a final review and a permit is either declined, approved, or approved with conditions.
- 2) Repair to the Pizza Villa wall requires a building permit, expected in January at the earliest. Tim McNamara expressed concern that a neutral gray wall would attract graffiti, a concern shared by the City's Neighborhood Prosecutor. Walter Pochebit assured the group that the mason doing the work could mimic the existing three colors, red, gray and blue. Tim noted that the City has changed the contractor doing graffiti removal and suggested that Walter make contact with the new company, providing extra paint in the event of graffiti removal is needed.
- 3) Because of rain, the concrete pour has been rescheduled to 11/23 and 11/30 (rain dates 11/20 and 12/2). Trucks will arrive and depart between 6:00M and 5:00PM, using Gilman Street. Flaggers will control traffic. Street parking will not be affected.
- 4) On 12/10-12 a large crane will be erected, using a smaller crane, set up temporarily on the inbound lane of Congress Street. The installation will be done between 7:00AM and 4:00PM, with flaggers controlling alternating traffic. Walter will provide a map of the affected area at the next NAC meeting.

638 Congress Street Tim asked the status of the new Recuperative Care Center (RCC), asking especially about the role of Preble Street. Brian Batson will follow up with Tim in more detail, but the operation will be managed by Greater Portland Health. Preble Street will be providing social services only to those receiving care while at the RCC.

Amendment to the Campus Master Plan All Green reported that two amendments will be submitted to the City for approval:

- 1) The pandemic has focused the need for more beds and 32 will be added during the construction process. There will be no increase in building height and no noticeable change in construction impact, as all changes will be for internal fit-out.
- 2) It has been determined that it would be more efficient to move the planned location of the sterilization unit, freeing up space for future expansion of adjacent uses. The new location will be a rooftop addition, already planned for a later phase and consistent with existing zoning. The addition will be set back from the edge and not visible from Congress Street, except from the side. This change will double the sterilization space, including storage capacity. There will be a minor construction impact due to steel

erection, but the change will not affect the planned opening of the expanded hospital space.

No concerns were expressed about these changes.

Charter Amendment – Caring Community Grants After consultation with Alvah, Chair of the Grants Subcommittee, Emma proposed an amendment to address extension, revisions or substitution of approved grants. Following discussion, the amendment below was unanimously approved and has been added to the charter:

Neighborhood Grant Projects are occasionally subject to matters beyond their control. If a progress report (at 6 months and 12 months) demonstrates an inability to achieve the original outcome, the grantee will provide to the NAC documentation of project progress to date, and a request for reallocation or redirection of funds. Options may include:

- 1. Extension of the time to complete the original project as funded*
- 2. Revisions to the project plan and timeline*
- 3. Substitution of another project with a similar budget (not more)*
- 4. Redirection of funds to another approved project already underway. (Could be within another MMC NAC neighborhood)*

The NAC will review the request and make a decision at its next regularly-scheduled meeting.

Grant Disbursement Following discussion it was agreed to see clarification from Nell Donaldson (not present at the meeting) about the grant disbursement process and current status. MMC requires an invoice before distributing grant funds, through the City.