



May 8, 2017, 1:00pm – 2:00pm  
 Maine Medical Center  
 Dana Center Board Room

## Minutes

### Attendees:

Jean Fraser  
 Lin Parsons  
 Ian Jacob  
 Jeff Sanders  
 Walter Pochebit  
 Dennis Morelli  
 Anne Pringle  
 Penelope St. Louis  
 Emma Holder  
 Zack Barowitz  
 Spencer Thibodeau  
 Moses Sabina

- I. Welcome and Introduction  
 Jeff Sanders extended a welcome to the attendees.
  
- II. City Update: Jean Fraser informed the group that the Institutional Overlay Zone was adopted by the City Council on Monday, May 1, 2017 with one amendment. Councilor Thibodeau explained the amendment to be the elimination of the requirements for a majority vote of the City Council for changes to an institutions' IDP.
  
- III. Helipad Noise Study Update: Walter Pochebit informed that the helipad noise study did take place this past week, during a small break in the weather. The monitoring equipment gathered data during the course of about an hour and the testing included at least 6 helicopter passes. During the course of the testing no complaints were received by either MMC or Councilor Thibodeau. Zack indicated he did hear the helicopter but it was no louder than a train going by. MMC expects the noise monitoring test results to be back in about 4 weeks' time.

Upon inquiry regarding the soil samples gathered on the Gilman Block, Walter indicated a garage placement on that site may have the potential to include one but no more than 2 levels of underground parking. Engineers are continuing to analyze options at this time. Jeff Sanders indicated that cost of underground parking would also have to be reviewed.

- IV. City Planning Process and Schedule of Neighborhood Meeting: Jeff Sanders opened the discussion by asking for the Groups thoughts on the Planning Board meeting at which MMC's draft IDP was discussed. Moses was encouraged by what the Planning Board had to say, especially around topics such as MMC being a leader in TDM. Jeff indicated that the May 23 Planning Board meeting currently scheduled is being discussed with Tuck. At this time, MMC has not finalized its TDM plan and is not certain of the location of the Garage.

The Group identified three issues that continue to need discussion: IOZ boundary, Construction Management Plan, and TDM.

Construction Management Plan Discussion: MMC intends to use Turner Construction Company as its General Contractor for the short term project. Turner has a worldwide reputation and is experienced in complex construction projects. We will have a Turner Representative at the next Expansion group meeting to discuss its approach to this project and how it will develop a construction management plan. Moses mentioned issues of concern to include laydown areas, baseline readings on foundations for properties to be effected by construction work, specificity around the driving of pilings, hours of construction. Ann suggested a longer meeting may be in order to discuss construction plan and TDM.

Opinions on when the next Neighborhood Meeting should be held. The preference was late June, or early July assuming the IDP will be presented for approval in late July. Another Expansion group meeting will also be held in June and Emma will try to join by skype or other method as she will be out of state from June 10-August 6.

Zack inquired as to who administers parking – HR or some other Department. Currently, parking is managed by Patient Care Support Services. Jeff indicated a TDM Coordinator position will be created as part of its TDM to promote and oversee the TDM process and parking issues as they arise.

IOZ Boundary Discussion. A question was raised as to whether MMC considered other areas for potential future expansion other than along Congress Street to St. John Street. Neighbors were concerned about two valued neighborhood meeting places: Pizza Villa and Salvage BBQ. Jeff Sanders explained the rationale for the IOZ boundary being proposed. First, MMC has no plans at this time for the properties contained within the IOZ boundary. But, as requested by the City and as part of the

philosophy behind the new zoning mechanism, MMC was thoughtful about areas for potential growth. The proposed boundary makes sense because it is along a commercial corridor, and has minimal impact on residential buildings and zones. The land included in the zone are contiguous to the main campus allowing the hospital to take advantage of economies of scale. MMC has spoken with all property owners being included within the IOZ except for Greyhound Bus as there is no way of knowing who to speak with. Moses would rather MMC expand on the opposite side of Congress, along St. John Street to include those properties currently housing Dunkin' Donuts, Amatos, and the Tire retailer. Moses also expressed concern that MMC would buy up properties and hold them. Jeff indicated that is not MMC's intention.

A question was raised regarding properties in the West End that could be returned to residential use. MMC is considering its ability to do so in light of its analysis of programmatic needs.

Zack queried whether MMC owned the Classic Eye Lot and whether a garage could be placed there. Walter explained MMC does own the lot which is currently used for emergency preparedness training and contractor parking. The lot is odd shaped and not conducive to a parking structure.

TDM Discussion: Postponed pending further work to identify parking lot location and most effective tools to reduce single vehicle occupancy and traffic impacts.

## V. Adjournment