

Expansion Group Meeting
October 4, 2017, 12:00pm – 1:00pm
Maine Medical Center
Dana Classroom #1

Minutes

Attendees

Tim McNamara
Helen Donaldson
Zack Barowitz
Carrie Losneck
Alva Davis
Emma Holder
Ian Jacob
Jeff Keilman
Tuck O'Brien
Lin Parsons
Walter Pochebit
Anne Pringle
Jeff Sanders
Penelope St. Louis
Spencer Thibodeau

- I. Welcome and Introduction
Jeff Sanders extended a welcome to the attendees.
- II. City Update: Tuck O'Brien updated on City process including the next step of presenting the MMC Regulatory Framework and IOZ map to the City Council for adoption.
- III. Planning Board Modifications to IDP/RF language (September 26, 2017 PB meeting): Jeff Sanders – PB voted to unanimously approve the IDP with some amendments: added language to design guideline supporting retail commercial usage on ground floor to be open daytime and evening hours; recommended condition to modify a diagram to show activation on Vaughn Street related to community



engagement; recommend adoption of IOZ and regulatory framework to City Council. City Council will have a first reading on November 6th, a workshop on November 13th, and a final public hearing on November 20th.

Zack asked what “retail” meant? Tim commented that the IDP contains zero mandate for retail. Tuck stated the intent for retail is clear but being too prescriptive has been disadvantageous in the past i.e. required building retail space may not be able to meet codes and standards in existence 5-10 years from now. A degree of flexibility is needed for that reason. MMC needs to be a neighbor and support neighbors and employees.

Jeff S. stated MMC’s commitment to activate those 2 blocks as shown in the IDP. He, too, was concerned about making requirements too rigid so that they could not be met in the future. Spencer stated he felt discussions are moving in the right direction; shouldn’t use limiting language for retail space. The IDP offers an opportunity to do much more than was done in the past with the retail space.

- IV. Updated Rendering: Congress Street Massing Views: 222 St. John:
Jeff S. showed the various schematics for the massing of the garage at 222 St. John Street. These were the same massings as were shown at the Planning Board hearing and reduced the overall height by 25 feet to 7 stories (500 ft long, 100 ft tall). The building will not have much impact on the view of mountains and horizon. Ann Pringle requested that additional images of the parking garage be developed to show that views will be preserved, specifically views of the White Mountains and to the estuary under the Veteran’s Bridge.



V. Neighborhood Topics:

- Bramhall Square: Emma – how is the Square going to be considered for MMC employees usage.
Jeff S. - Turner Construction does community projects and has indicated Bramhall Square may fit its criteria. Emma to connect with Turner through Jeff S.
- 887 Congress Street :
Zack – Forest street garage staying? Yes, it currently houses about 100 spaces for employees and patient and visitor parking for the MOB at 887 Congress Street.
- Inclusion of District 3 into the IOZ: Zack asked to include the District 3 Councilor in the monthly meetings. Spencer to discuss this with the District 3 Councilor but keeping the meeting size manageable is important. Spencer does provide the District 3 Councilor with monthly updates on the meeting content. Zack suggested that maybe the District 3 Councilor could be invited on occasion when issues effecting District 3 are discussed.
- Noise concerns: Ann P. asked how is ongoing existing noise going to be handled. Walter has addressed this issue with the Ann P. who lives directly across the street from the old MMC buildings. Walter informed that MMC will be making changes to several of its exhaust fans; he has had a good dialogue with Ann P., which will continue.
- Changing the one-way traffic pattern on Bramhall and Chadwick: Ann P. – lots of confusion with traffic;
Tuck – never thought of it as a separate conversation, but will have the City look into it.



- Pedestrian/car traffic is a problem with visitor garage exiting onto Congress Street because cars have to pull onto sidewalk to get out of garage. Tuck said will have a conversation with Jeff S.
- Zack raised an issue with the proposed heights of the buildings on the opposite side of Congress Street and questioned whether any proposed buildings should be set back from the street right of way. Tuck indicated these have been carefully studied and the heights are rational and in line with average grade height measurements. Setbacks may detract from the urban wall in this location.

VI. Adjournment:

