
Re: MMC East Tower and Visitor Garage Conditions of Approval

1 message

Jean Fraser <jf@portlandmaine.gov>

Wed, Nov 14, 2018 at 12:06 PM

To: "Alexander M. Green" <AGreen@mmc.org>

Cc: "O'Brien, Stuart" <sgo@portlandmaine.gov>, "Donaldson, Helen" <hcd@portlandmaine.gov>

Hello Al

Below I have summarized the expectations related to the "*Sound Measurement Plan*" referenced in the condition of approval (quoted below).

- i. That within 9 months of the date of this site plan approval the applicant shall submit a "*Sound Measurement Plan*" for review and approval by the Planning Authority, for assessing the actual changes in sound impacts on nearby properties between the helipad operating at the existing site and at the new location, including criteria for mitigation where such impacts are severe based on appropriate national standards. The "*Sound Measurement Plan*" is required in the event that the predicted sound levels are incorrect, and it shall be approved and implemented at least 2 months before the helipad is relocated;

The Study should include the following elements:

1. The identification of several additional study points to reflect the fact that the new helipad location will not benefit from the shadow of any MMC or other building (documents from the 2005 review confirm that it was assumed by both MMC and City sound consultants that sound from the helipad at its existing location would be "blocked" by buildings to the north of it). The new location could affect residents and businesses that are not impacted by the existing helipad. The plan below (from your submitted report) shows the original study locations for the submitted sound study and there are no points to the mid north and to the NE of the proposed helipad location.

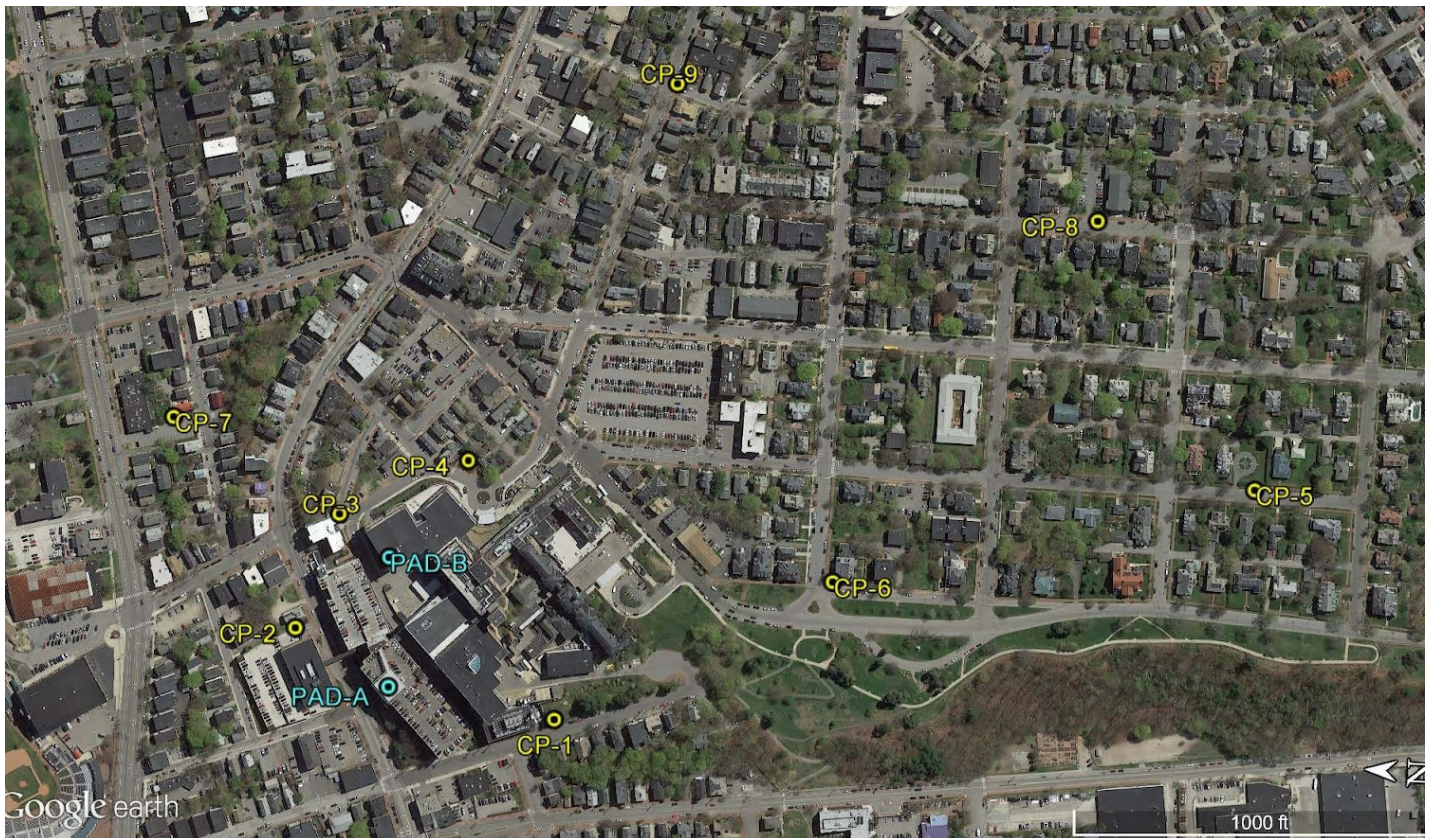


Figure 1 – Sound Measurement Locations

2. Provision of a table for all of the points, including the new ones, that sets out sound levels for the ambient, impact of existing helipad, and predicted for the new helipad (similar to that included in the attached submission). An explanation of how to interpret this data and what it may mean for occupiers would help to "qualify" the information (and clarify the note over the table in the attached submission).
3. Setting out a measurement protocol for measuring the actual sound levels once the new helipad is in operation; this would verify the accuracy of the predicted sound levels (at the locations noted in the table).
4. An analysis as to whether the increase (either re the predicted or re the actual) is acceptable based on appropriate national and local standards (to be referenced). Based on this, identify the criteria for mitigation and identify which properties are eligible for mitigation.
5. Clarify the process and timetable for making mitigation available to any parties that meet the criteria (of actual sound level changes pre and post new helipad operation).

(Note- the text in the CZA clarified proposed mitigation and what would trigger such mitigation, so this frames expectations for mitigation:

(g) Mitigation. MMC will pay for the installation costs associated with the full installation of soundproofing improvements contained within Exhibit D, except in lieu of central air conditioning MMC will also pay for the installation of ventilation improvements to one or more rooms within each such dwelling unit as reasonable and appropriate as determined by the

CITY. The **CITY** shall contract for such work and **MMC** shall be responsible for the costs associated therewith, plus a 10% administrative fee to be paid to the **CITY**. Before entering into any contract for such work, the **CITY** shall notify M11C and give MMC the opportunity to comment on the scope of the

proposed work and the estimated cost thereof. The properties to be included under this provision are as follows: 879 Congress Street (Map 53, Block I, Lot 16), 921 Congress Street (Map 65, Block D, Lot 17), 925 Congress Street (Map 65, Block D, Lot 16) and 929 Congress Street (Map 65, Block, D, Lot 14). Such funds shall only be expended if the present owners of such buildings request such improvements no earlier than six months and no later than eighteen months after commencement of the operation of the Helicopter Landing Pad. For a period of five years from the date of this Agreement, any new owner of the aforementioned properties may request such improvements no later than eighteen months after purchase of said property(s).

6. Document the stated intentions in the IDP pages 94-96.

I have copied this to Tuck and Nell who may wish to add to this.

Thank you
Jean

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On Thu, Nov 1, 2018 at 10:29 AM Alexander M. Green <AGreen@mmc.org> wrote:

Hi Jean,

Thank you for the reminder. My goal is to submit the plan on or near December 1, 2018. We will be requesting a phased certificate of occupancy for the helipad in or around July 2019.

It would be helpful if you could clarify your expectations for the sound measurement plan so we can minimize the review timeline.

Thank you,

Al

Al Green, MHSA, PMP | Director of System Planning and Regulatory Compliance | Maine Medical Center | 131 Chadwick Street, Portland ME 04102 | 207.662.3689 | cell 616.540.2571

From: Jean Fraser [mailto:jf@portlandmaine.gov]
Sent: Wednesday, October 31, 2018 5:49 PM
To: Alexander M. Green
Cc: O'Brien, Stuart; Donaldson, Helen
Subject: MMC East Tower and Visitor Garage Conditions of Approval

Hello Al

I know you are busy with the other expansion projects and the upcoming PB workshop, but I just wanted to get an idea as to when the *Sound Management Plan* for the relocated helipad is likely to be submitted so we can line up appropriate staff and technical reviewing capacity.

The condition reads:

- i. That within 9 months of the date of this site plan approval the applicant shall submit a “*Sound Measurement Plan*” for review and approval by the Planning Authority, for assessing the actual changes in sound impacts on nearby properties between the helipad operating at the existing site and at the new location, including criteria for mitigation where such impacts are severe based on appropriate national standards. The “*Sound Measurement Plan*” is required in the event that the predicted sound levels are incorrect, and it shall be approved and implemented at least 2 months before the helipad is relocated;

The approval was dated March 27, 2018, so the 9 months would be December 27, 2018.

While writing, could you also please confirm:

- when its likely that the helipad will be relocated?
- **when you anticipate the CO** for the East Tower, as there are a number of conditions that need to be **addressed** before then and some of them require city staff resources that need to be coordinated?

thank you

Jean

Jean Fraser, Planner

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 **WS S-6C Heliport Comment Responses 2.23.18.pdf**
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