



**CITY OF PORTLAND**  
**Planning & Urban Development**  
**Christine Grimando, AICP, City Planning Director**

May 14, 2019

Alexander Green  
Maine Medical Center  
22 Bramhall Street  
Portland, ME 04102

Dan Riley  
Sebago Technics  
75 John Roberts Road, Suite 4A  
South Portland, ME 04106

Project Name: Maine Medical Center: Congress St. Hospital Building Enabling Work  
Project ID: 000331-2018  
Address: 22 Bramhall Street  
CBL: 053 D007 001  
Applicant: Maine Medical Center  
Planner: Nell Donaldson

Dear Al and Dan:

On May 14, 2019 the Portland Planning Authority approved advanced site work, consisting of public and private utility work, associated with the MMC Congress Street Hospital Building, which was approved by the Planning Board with conditions on December 17, 2018. As provided in Section 14-532, this letter serves as written permission from the Planning Authority to commence enabling work for the Congress Street Hospital Building prior to meeting all conditions of approval.

**The approval to proceed with the advanced site work is subject to the following conditions of approval:**

- A street opening permit from the Department of Public Works is required prior to commencing the site work.
- Any/all applicable permits from Public Works for the temporary closing of any sidewalks and any temporary loss of on-street parking are required prior to commencing the site work.

- A performance guarantee must be submitted to the Development Review Coordinator.
- Prior to the start of any site work, a pre-construction meeting shall be held at the project site. The contractor, development review coordinator, Public Works representative and owner should attend to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
- The contractor shall adhere to the construction management plan as submitted by Colliers International and Shaw Brothers on May 13, 2019. Changes to the CMP shall be discussed with and/or submitted to DPW for review and approval.
- The City requests that coordination with METRO begin now for any potential impact to bus stops during this work.
- Pedestrian sight lines shall not be obstructed during construction and this should be confirmed in the field when work begins.
- On-street parking in the area should be maintained, wherever feasible, during construction. Where on-street parking is affected, parking spaces should be returned for use whenever feasible during construction so as to minimize impact to adjacent businesses and residents.
- ADA requirements shall be met on all temporary pedestrian walkways and Forest Street walkway widths should be confirmed in the field due to pole constraints.
- The pedestrian crossing on Congress Street west of Gilman Street, where multiple lanes and barrels are provided, should be reviewed in the field and may need to be modified if unsafe pedestrian routes occur.

**The approval to proceed with the advanced site work is based on the emailed request on 04/16/19 from Dan Riley and the plans for the Congress Street Enabling Package by Sebago Technics dated 4/1/19. The work is limited to that which is summarized below:**

Installation of new concrete encased duct banks and manholes for electrical and communications utilities

- Duct banks will extend from existing and proposed utility poles in Gilman Street, north of Congress Street to new manholes in Gilman Street and to locations on the south side of Congress Street where they are to be capped for future extension to the new Congress Street building in a future construction package.
- Replacement an existing utility pole and installation of a utility riser pole at the northeast corner of the Gilman Street and Congress Street intersection.
- Installation of two (2) new electrical manholes for Central Maine Power
- Installation of a telecommunication manhole and hand hole for Maine Medical Center's fiber optic communications
- Installation of conduit for Consolidated Communications in Gilman Street, Congress Street and Forest Street will terminate in existing telecommunications manholes in

Congress Street and at the existing service box at the southeast corner of Gilman Street and Congress Street. Consolidated's facilities will include risers on the new CMP utility pole at the northeast corner of Gilman and Congress and at an existing pole on Forest Street.

- The work will also include a new riser and underground conduit from an existing pole on Forest Street to re-feed the street lights in Congress Street from Forest Street to Gilman Street that are to be replaced as part of the future Maine Medical Centers' building construction. The relocated light meter will be installed in the Visitors Garage as part of the Congress Street Building Package.

Installation of new sanitary sewers in Gilman Street and Congress Street.

- Portions of the existing sewer in Congress Street will be replaced (lowered) to allow for the connection of the future Congress Street Building's sewer services. The work will include stubbing and capping the future building's service line at the right of way.
- The sewer work will also include sewer construction in Gilman Street between A Street and Congress Street to relocate the existing Maine Medical Center sewer services clear of the proposed building location.

Storm Drain construction will include the installation of new catch basins, and the removal of an existing manhole at the intersection of Congress Street and Gilman Street in proximity to the new underground conduit and electrical manholes.

- The new drainage structures are to be installed at the location of the future curb line along Congress Street approved by the Planning Board.
- Due to construction timing, the new catch basins will initially be installed in front of the existing curb lines. The structures will be initially fitted with circular grates and frames which will be replaced in the future, when the new curb is installed.
- Catch basins in Gilman Street will receive standard D-frames and headstones in the future when the curb and sidewalk is constructed.
- The City's approval included relocating the eastbound curb line along Congress about 4' into the existing traveled way. This places the curb line over or adjacent to a Consolidated Communications underground communications duct bank. As such, CB-6 cannot be installed with a standard D-Frame and headstone now or in the future.
- CB-6 will be installed so that the structure face is located at the future curb line, adjacent to the telecom duct bank and in the existing traveled way. CB-6 will initially receive a circular grate and frame. In the future CB-6 will be fitted with a special curb-face inlet, without a grate in the pavement, to intercept curb line runoff in Congress Street uphill of the existing and proposed crosswalks.

Water Main Replacement

- Portland Water District anticipates replacing its water mains and renewing services and fire hydrants in Congress Street from St John's Street to Weymouth Street concurrent with Maine Medical Center's utility work. The water main replacements

shown in the enabling package will be completed by Maine Medical Center's Contractor.

Gas Line Bypass

- Unitil anticipates replacing its gas main in Congress Street. However this work is not programmed by Unitil until 2024. During Maine Medical Center's enabling work, crossings of the existing gas main require either support during construction or the installation (by Unitil) of bypass lines as shown on the plans. Unitil's work will be coordinated with Maine Medical Centers' contractor.

**Any modifications to the plans referenced above must be submitted to the Department of Planning and Urban Development for staff review and approval.**

If there are any questions, please contact Jodie Keene, Development Review Coordinator at (207) 874-8632 or Nell Donaldson, Senior Planner at (207) 874-8723.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Grimando". The signature is stylized and includes a horizontal line extending to the right.

Christine Grimando, AICP  
City Planning Director