

# PORTLAND MAINE

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*Greg Mitchell - Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

June 18, 2012

Penelope St. Louis  
Maine Health  
110 Free Street  
Portland, ME 04101-3908

053-D-7

RE: Determination Letter concerning MMC Conditional Contract Zone C-41

Dear Ms. St. Louis,

I am in receipt of your request for a determination concerning the MMC Conditional Contract Zone C-41 in regard to further expansion of MMC uses in the City of Portland. On page five (5) of C-41, it states that "MMC will restrict any further expansion of its uses in the Western Prom/ Parkside/ Gilman Street neighborhoods to the property specifically included in the following defined Campus:". The contract goes on to specifically define the bounds of the campus.

I have determined that the St. John Street corridor (east and west sides of St. John Street) is not part of the defined restrictive area included in the Western Prom/ Parkside/ Gilman Street neighborhoods. The St. John Street corridor falls outside of the restrictive parameters of the C-41 Conditional Contract Zone. The Conditional Contract C-41 goes on to help clarify under footnote #2 on page five (5) stating: "This provision shall not prohibit MMC from expanding or building in other areas of the City if permitted by zoning."

If you have any questions regarding this matter, please do not hesitate contacting me at 874-8695.

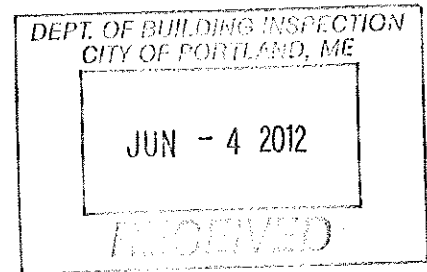
Very truly yours,

Marge Schmuckal  
Zoning Administrator

# MaineHealth

May 31, 2012

Ms. Marge Schmuckal  
Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, Maine 04101



Dear Ms. Schmuckal:

Pursuant to Portland City Code Sec. 14-465, I am requesting a zoning determination. Please opine in written decision whether the St. John Street corridor (east and west sides of St. John Street) is included within, or excluded from, the geographic boundaries of the MMC Conditional Rezoning Agreement (C-41). As St. John Street is not part of the Western Prom/Parkside/Gilman Street neighborhoods, it would appear to fall outside of the parameters of the Conditional Zone.

I enclose a check for \$150.00 to compensate the City for the Zoning Determination Fee.

Please feel free to contact me should you have any questions.

Sincerely,

  
Penelope St. Louis

1. MMC will restrict any further expansion of its uses<sup>1</sup> in the Western Prom/ Parkside/ Gilman Street neighborhoods to the property specifically included in the following defined Campus<sup>2</sup>:

(a) The main campus, bounded by the north side of Bramhall Street, the western side of Wescott Street, a portion of the northern side of Crescent Street terminating with the proposed end of the new garage, and the south side of Congress Street between the existing and proposed new garage, and the eastern side of Gilman Street;

(b) The existing medical office building located on Congress Street across from the main campus;

(c) The Vaughn Street parking lot and McGeachey Hall;

(d) The existing West Street Medical Office Building located behind the row houses at the eastern end of West Street (CBL 55-B-13);

(e) The block bounded on Congress Street, Gilman Street, Valley Street and A Street.

2. The following exhibits are incorporated into and made a part of this Agreement:

Exhibit A: Helistop Overlay Zone Map

Exhibit B: Site Plan

1. Sheet C050: Campus Plan, Revision date: 9/16/04
2. Sheet C100: Site Plan, Revision date: 9/16/04
3. Sheet C101: Site Plan, Revision date: 9/16/04
4. Sheet C102: Site Plan, Revision date: 9/16/04
5. Sheet C103: Site Plan, Revision date: 9/16/04
6. Sheet C400: Landscape Plan, Revision date: 9/16/04
7. Sheet C401: Landscape Plan, Revision date: 9/16/04
8. Sheet C402: Landscape Plan, Revision date: 9/16/04

<sup>1</sup> "Future expansion of its uses" shall mean new construction of building(s) and or conversion of existing uses (including residential uses) into hospital related uses and the like. It shall not mean the occupancy of an existing building which contains a legally conforming medical related use.

<sup>2</sup> This provision shall not prohibit MMC from expanding or building in other areas of the City if permitted by zoning.

5/10/12  
St John St  
not in the Gilman  
St Neighborhood

5

1/26/11 - VA clinic/medical  
MEMED would be a  
tenant



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## Receipts Details:

**Tender Information:** Check , BusinessName: MaineHealth, Check Number: 2304489

**Tender Amount:** 150.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 6/1/2012

**Receipt Number:** 44573

## Receipt Details:

Referance ID:	419	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: St John St Corridor			

Thank You for your Payment!