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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

November 4, 2009

Maine Medical Center
22 Bramhall Street
Portland, ME 04102
Attn: Donald Quigley, Esq.

RE: Property in the Vicinity of 905 Congress Street – Primary Zone: B-2

65-0-20

Dear Attorney Quigley,

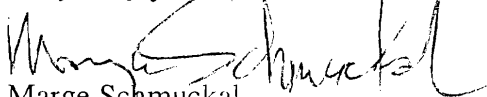
It is my understanding that Maine Medical Center is interested in property in the vicinity of 905 Congress Street (across from the new parking garage). Please be aware that MMC's current contract zone (C-41) restricts Maine Medical Center from any further expansion of its uses in the Western Prom/ Parkside/ Gilman Street neighborhoods to the property specifically included in the defined Campus. I refer to the contract wording on page 5.

Because MMC's existing contract zone restricts its expansion, it would not be able to develop the property located in the vicinity of 905 Congress Street.

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

MMC has the right to appeal my decision. If it wishes to exercise its right to appeal, MMC has 30 days from the date of this letter in which to appeal. If it should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: WPNA
WENA
St. John/Valley Street

1. MMC will restrict any further expansion of its uses¹ in the Western Prom/ Parkside/ Gilman Street neighborhoods to the property specifically included in the following defined Campus²:

(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

¹ "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.

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

From: Marge Schmuckal
To: Anne Pringle
Date: 12/2/2009 11:34:00 AM
Subject: Re: MMC

Anne

Are you referring to the property in the Vicinity of 905 Congress Street? If so, I have not had any requests for appeals - no calls of any kind. However, Penny may have heard. She was part of the original conversations. I have included her in this e-mail.

No application for appeal has been requested nor any paperwork submitted as of today.

Marge Schmuckal

>>> Anne Pringle <oldmayor@maine.rr.com> 12/2/2009 9:40:22 AM >>>
Hi Marge-

I think that MMC has unt; 12/4 to appeal your 11/4 ruling. Have you heard anything from them yet? They have not been in contact with any neighborhood organizations re this issue, to my knowledge.

Please let us know when you hear anything from them, one way or the other.

Thanks!

Anne

CC: Elizabeth Begin; PENNY LITTELL

From: Mike Murray
To: Marge Schmuckal; Penny Littell
Date: 10/29/2009 10:41:45 AM
Subject: Neighborhood Addresses

Here you go!

West End Neighborhood Association (WENA)
Rosanne Graef, President
21 Salem Street
Portland, ME 04102

St. John Valley Neighborhood Association (SVNA)
Moses Sabina, President
4 Gilman Street
Portland, ME 04102

Western Prom Neighborhood Association (WPNA)
Elizabeth Begin, President
5 Orchard Street
Portland, ME 04102

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 065 E030001
 Location 909 CONGRESS ST
 Land Use PARKING LOTS
 Owner Address EAST END HOLDINGS LLC
 PO BOX 10291
 PORTLAND ME 04104
 Book/Page 20239/343
 Legal 65-E-29-30
 CONGRESS ST 905-913
 FOREST ST 2-10
 14083 SF

65-E-29-30

Current Assessed Valuation

Land	Building	Total
\$191,700	\$9,420	\$201,120

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
		0	0	0
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.323	0			

Exterior/Interior Information

Section	Levels	Size	Use
Height	Walls	Heating	A/C
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1979	ASPHALT PARKING	4500	1



City of Portland
GIS



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04101