

**Pen Bay Medical Center
Site Plan Review Pre-Application**

SUBMISSION LIST

April 7, 2021

Description of Document

Document Date

- | | |
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APPLICATION - SITE PLAN REVIEW

OWNER & APPLICANT INFORMATION (please print)

Property Owner(s): Maine Health dba Pen Bay Medical Center--Dana Underwood Project Manager

Owner(s) Mailing Address: 118 Northport Ave, Belfast, ME 04915

Owner(s) Tel. # (207) 301-8615 Fax n/a Email DUnderwood@mmc.org

Applicant/Agent Gartley & Dorsky Engineering & Surveying

Agent's Mailing Address PO Box 1031, Camden, ME 04843

Agent's Tel. # 207-236-4365 Fax 207-236-3055 E-mail wgartley@gartleydorsky.com

PROJECT INFORMATION

Name of Project Pen Bay Medical Center Emergency Room Expansion

Map: 6 Lot: 155 Lot Area: +/- 59 ac Project Footprint: +/- 8,000 sf

911E Street Address 4 Glen Cove Drive, Rockport, ME

Site Plan Applicability:

- New non-residential or multi-family building
- Enlargement of non-residential or multi-family building
- Paving, filling or grading more than 5,000 square feet
- New use or change of use
- Pier, dock or bulkhead
- Other

Please provide a brief written description of proposed project (*use a word processor if easier*)

Pen Bay Medical Center would like to expand its existing emergency room by +/-8,000 sf.

To the best of my knowledge, all information submitted with this application is true and correct.

Signature of Applicant



Date: April 7, 2021

April 7, 2021

Town of Rockport Planning Board
101 Main Street
Rockport, ME 04856

Pen Bay Medical Center: Site Plan Review Pre-Application
Project 2021-0031

Dear Planning Board:

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Rockport for Pen Bay Medical Center (Maine Health) located at 4 Glen Cove Dr. in Rockport. The owner is proposing to construct an expansion of its emergency department by +/- 8,000 sf. There have been no upgrades to the Pen Bay Emergency Department since 1997. Daily census and activity logs demonstrate periods of time where there have been 22 patients in the Emergency Department with 13 rooms. Patients then are roomed in the hallways on a regular basis and Pen Bay's security personnel are often exclusively dedicated to one-on-one scenarios with behavioral health patients. Patient and provider feedback reflect suboptimal efficiencies in patient flow and rooming. Additionally, they need to upgrade their electronic monitoring systems and provide more efficient triage and trauma rooms. Volume trending data indicate the need for expansion as well as specific attention to a dedicated behavioral health component.

Pen Bay Medical Center's current campus lot coverage is \pm 30%. The addition will create 1,000 sq. ft. of impervious material which will minimally increase the lot coverage.

Planning Board review is required for the construction of an enlargement of a non-residential building.

The Rights, Title and Interest of the property are summarized as follows:

Owner: Maine Health

Subject Parcel: Map 6 Lot 155

Deed: Book 5424 Page 68; Book 5377 Page 71

Zone: 909 Hospital and Resort Zone

We are requesting placement on the April 22^h Planning Board agenda. We look forward to presenting the proposed project to the board.

Sincerely,

Gartley & Dorsky Engineering & Surveying Inc.



William B. Gartley, P.E.
President



PROJECT LOCATION

0 300
SCALE: 1" = 300'

LOCATION MAP
SCALE: 1" = 300'

Gartley & Dorsky
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**PEN BAY MEDICAL CENTER
EXPANSION AND RENOVATION**
ROCKPORT, MAINE

APRIL 7, 2021

PROJ. NO. 2021-0031

LOCATION MAP

REV DESCRIPTION	DATE

NOT FOR
 CONSTRUCTION

SEAL:	
PROJECT NUMBER:	201574
DATE:	04.02.2021
SHEET TITLE AND NUMBER:	

