

COPY

FOX HILL QUESTIONS THAT NEED TO BE ADDRESSED

OVER THE COURSE OF THE PAST 20 WEEKS, INCLUDING TONIGHT, THERE HAVE BEEN NUMEROUS COMMENTS ABOUT THE FOX HILL PROPERTY, A PROPOSED ALCOHOL AND DRUG REHABILITATION FACILITY, THE LANGUAGE OF THE TOWN COASTAL RESIDENTIAL DISTRICT ORDINANCE AND THE COMPREHENSIVE PLAN.

I'M OF THE OPINION THAT SOME OF THESE COMMENTS HAVE BEEN FACTUAL, SOME WERE BASED ON ASSUMPTIONS, SOME HAVE BEEN SPECLATIVE AND SOME HAVE BEEN WHAT I WOULD CALL AS A REAL STRETCH OF THE TRUTH.

HAVING ANALYZED ALL THAT HAS BEEN SAID TO DATE, VS WHAT I FEEL ARE SOME OF THE REAL ISSUES, IT COMES DOWN TO THE FOLLOWING BASIC QUESTIONS INCLUDING MY ANSWERS.

QUESTION (1) DOES THE PROPERTY ALREADY HAVE A COMMERCIAL APPEARANCE?

ANSWER: NO, IT IS STRICTLY RESIDENTAL.

QUESTION (2) HAS THERE IN THE PAST, BEEN A COMMERCIAL-STYLE USE OF THE PROPERTY?

ANSWER: (A) NO, HAVING A BOWLING ALLEY, HAIR SALON EQUIPMENT AND MOVIE THEATER THAT WAS NOT OFFERED FOR SALE TO OUTSIDE INTERESTS, DOES NOT CATAGORIZE THE FACILITY AS BEING COMMERCIAL.

(B) ALSO, AT THE TIME WHEN THE CAWLEY'S OWNED THE PROPERTY, OCCATIONLY THERE WERE BUSES BRINGING MBNA EMPLOYEES TO THE GROUNDS FOR MEETINGS OR SOCIAL EVENTS.

THIS KIND OF ACTIVITY WAS NO DIFFERENT THAN THE SPARATIC TRAFFIC CREATED BY THE CAMDEN GARDEN CLUB'S HOME & GARDEN EVENT AND THE MERRYSRING KITCHEN TOUR THAT ARE HELD AT PEOPLE'S PRIVATE HOMES IN THE COMMUNITY.

QUESTION (3) WOULD THE PROPOSED REHABILITATION FACILITY IMPACT THE NEIGHBORS PEACE & QUIET ENJOYMENT OR THE CHARACTER OF THE NEIGHBORHOOD?

ANSWER: YES, CAMDEN HAS A UNIQUE CHARACTER IN THAT IT IS A SMALL COASTAL COMMUNITY WITH A WONDERFULL

HARBOR AND BEAUTIFUL ADJOINING MOUNTAINS;

THE PROPOSAL HIGHLIGHTS THAT CHARACTER BY STATING THAT THE "FACILITY WOULD BE A WORLD CLASS SERENE RETREAT".

HAVING STATED THAT, THERE IS NOTHING THAT PROHIBITS THE RICH & FAMOUS THAT ARE LOOKING FOR PRESTINE REHABILITATION RETREATS ON SECLUDED GROUNDS, TO COME TO CAMDEN WHICH IN TURN, OPENS THE DOOR TO THE POSSIBILITY OF HAVING THE PAPARAZZI SHOW UP ON BAYVIEW STREET TO GET A PICTURE OF WHOEVER WAS WALKING THE GROUNDS OF THE FACILITY WHICH WOULD BE VERY DISRUPTIVE TO THE NEIGHBOHOOD.

HAVING THE RICH & FAMOUS COME TO CAMDEN FOR VACATION DOES NOT HAVE THE SAME NOTARITY AS COMING FOR TREATMENT OF ALCOHOLISM OR DRUG . ADDICTION.

NOW, THE COMMENT THAT THE PRINCETON, MASS. REHAB FACILITY DID NOT HAVE ANY DISRUPTIVE ACTIVITIES FROM OUTSIDERS, HAS NO BEARING ON THE ONE PROPOSED IN CAMDEN BECAUSE PRINCETON IS NOT LIKE CAMDEN.

QUESTION (4) DOES THE PROPOSED USE ON BAYVIEW ST. FIT IN RELATIONSHIP WITH THE SURROUNDING RESIDENTIAL PROPERTIES?

ANSWER: NO, THE PROPOSED FACILITIES 48 TRIPS PER A 24 HOUR DAY IN & OUT OF DELIVERIES OF COMMODITIES, MEALS AND SERVICES AND EMPLOYEES WOULD BE IN EXCESS OF THE NORMAL TRAVEL ACTIVITIES OF NEIGHBORS IN THE AREA.

QUESTION (5) DOES THE PROPOSED REHAB FACILITY MATCH THE DESCRIPTION OF A HOSPITAL?

ANSWER: YES, THE FACILITY PROPOSES TO GIVE MEDICAL CARE BY TRAINED & LICENSED PROFESSIONALS TO IN-PATIENT INDIVIDUALS WHO HAVE A DISEASE KNOWN AS ALCOHOLISM AND OR DRUG ADDICTIONS.

THIS MEDICAL CARE AS ADVERTISED, WOULD INCLUDE MEDICAL EVALUATIONS TO DETERMINE WHETHER A PERSON COULD BENEFIT FROM A TRIAL OF MEDICATIONS SUCH AS THE ADMINISTERING OF VARIOUS DRUGS SUCH AS BUPRENORPHINE (BYOO-PROH-NOR-FEEN) WHICH IS USED AS A LONG TERM TREATMENT FOR PEOPLE ADDICTED TO OPIOIDS.

THE FACILITY PROPOSES TO PROVIDE OFFICES FOR THE STAFF AS WELL AS ALLOCATED AREAS FOR EDUCATION OF PATIENTS FAMILY MEMBERS.

ALSO, THE FACILITY PROPOSES TO BE IN OPERATION 24 HOURS A DAY, SEVEN DAYS A WEEK.

AND FINALLY, QUESTION NUMBER (6)

DOES THE COMPREHENSIVE PLAN SPECIFICALLY PROHIBIT THE PROPOSED USE?

ANSWER: NOT BY THE TITLE OF A RESIDENTIAL ALCOHOL & DRUG REHABILITATION FACILITY OR A RESIDENTIAL TREATMENT FACILITY BUT, THE COMPREHENSIVE PLAN CHAPTER (18) WHICH IS THE FUTURE LAND USE PLAN, DOES CLEARLY STATE THAT THE COASTAL SENIC DISTRICT WHICH INCLUDES BAYVIEW STREET & CHESTNUT STREET ARE ONLY MODERATELY DEVELOPED. ADDITIONAL DEVELOPMENT MAY BE AT DENSITIES & DESIGN THAT WILL (AND HERE'S THE KEY PART OF THE SENTENCE) PRESERVE THE EXISTING CHARACTER.

HOSPITALS, ARE NOT LIKE THE ALLOWED LIGHT COMMERCIAL NURSERY SCHOOLS AND DAY CARE CENTERS.

HOSPITALS, ARE TOTALLY OUT OF CHARACTER, OF THE COASTAL SENIC DISTRICTS INTENDED USE.

HOSPITALS ARE ALLOWED, IN TWO OTHER DISTRICTS IN CAMDEN.

**FACTS BASED ON WHAT IS IN THE PROPOSAL AND
COMMENTS FROM THE APPLICANT TEAM**

(1) ALCOHOLISM IS A DISEASE.

**(2) THE REHAB FACILITY WILL GIVE MEDICAL CARE TO IN-
HOUSE PATIENTS OR AS STATED, CLIENTS BY LICENSED
PROFESSIONALS.**

(3) THE STAFF WILL HAVE AN OFFICE AREA FOR THEIR USE.

**IF YES TO ANY OF THE ABOVE, THE FACILITY IS A HOSPITAL BY
CAMDEN'S ZONING DEFINITION LISTED BELOW:**

**HOSPITAL: AN INSTITUTION LICENSED BY THE
STATE TO PROVIDE HUMAN IN-PATIENT MEDICAL OR
SURGICAL CARE FOR THE SICK OR INJURED**

**(4) ALSO, THE PROPOSAL HIGHLIGHTS A PARAGRAPH TITLED
"WHO WE SERVE" WHICH STATES THAT THE PROPOSED
REHAB PROGRAM OFFERED IS DESIGNED TO PROVIDE
CRITICAL RECOVER & THERAPEUTIC SERVICES TO CLIENTS
WHO MAY REQUIRE MEDICATION EVALUATION.**

**BY DEFINITION, THE PURPOSE OF MEDICATION
EVALUATION IS TO DETERMINE WHETHER A PERSON COULD
BENEFIT FROM A TRIAL OF MEDICATION THAT WOULD
HELP TO ALLEVIATE SOME OR ALL OF THE SYMPTOMS
KNOWN TO BE INTERFERING WITH HIS OR HER OPTIMAL
FUNCTIONING.**

**THE PROPOSAL STATES THAT THE MEDICATION IS
BUPRENORPHINE WHICH IS A DRUG AND ALSO IS USED AT
THE MCLEAN FERNSIDE REHAB FACILITY.**

CLEARLY, THE SO-CALLED REHAB FACILITY IS A HOSPITAL