

## NORTH BERWICK, MAINE 03906

### MINUTES OF PLANNING BOARD MARCH 27, 2014

**Present:** Chairman Barry Chase, Rick Reynolds, Geoffrey Aleva, Mark Cahoon, Jon Morse, Anne Whitten, Lawrence Huntley, CEO

**Absent:** Shaun DeWolf

**Also Present:** Betty Hall, Jennifer Hickey, Anna Lane, Lindsay Badger, Patricia Dube, Joseph Pelletier, Pam Ewers, Lionel Ewers, Janet Hooke, Steve Gray, Jim Fisher, Stan Rice, Dawn Rice, Sid Hall, Diane Perry, Brian Perry, Lorinda Hilton, Shirley Barto, Durfilo Lawrence, Sue Mansfield, Heather Mansfield, Jodi Wick, Donald Royal, Sonja Royal, Michael Jacques, Jeanne Emerson, Molly Jacques, Mike Hodgson, Malechi Cooley, Rebecca Cooley, Heidi Bolduc, Sylva Hubert, Aaron Marchand, Candace Marchand, Lisa Laurion, Laurienne Missud Martin, Carl Brezak, Pam Brezak, Lynn Manley, Julie Fernee, Gail Toussaint, Reggie Toussaint, Jr., Doug Henning, Rebecca Dubay, Laura Shaw, Annette Clough, Christina Brown, Allen A. Sequeira, Ashley Perry, Angela Pruitt, Todd Kneeland, Sarah Bayer, Amber Bernier, Sharon L. Rylance, Rob Versocki, Donna Rand, Todd Prevatt

1. Call to order:

Chairman Barry Chase opened the meeting at 6:30 pm.

Chairman Chase moved Jon Morse to full voting status.

Chairman Chase stated that there were two items on the agenda tonight. There is a Public Hearing regarding the proposal for a substance abuse treatment services center and a Public Hearing for a proposal for a Martial Arts School.

2. Review of Previous Minutes:

Rick Reynolds stated that on Page 4, Paragraph 5, the third sentence that currently reads, "He stated that they had discussed the granite sidewalk issue at the last meeting and Mr. Morse feels that if this if the concrete curb...". It should read: "He stated that they had discussed the granite sidewalk issue at the last meeting and Mr. Morse feels that if the concrete curb...". He also stated that Paragraph 6 on the same page had an error. The first sentence reads: "...recommendations that weres in the memo from Lee Jay Feldman.". It should read: "...recommendations that were in the memo from Lee Jay Feldman."

Rick Reynolds motioned to accept the minutes from March 13, 2014 as amended. Geoffrey Aleva seconded the motion. VOTE: 4-0

3. Current Business:

Chairman Chase stated that they were going to go to the second Agenda item first. This item is a Public Hearing for the applicant Rufilo Lawrance for a proposal for a Martial Arts School at 41 Main Street (Map 18, Lot 103).

Rufilo Lawrance explained to the Board that he wished to open a Martial Arts School at 41 Main Street. He explained that he has been teaching at the YMCA for the last 5 years and that he has been studying Tae Kwon Do for 21 years. They will offer classes to all ages. His hours of operation will be 4:30 P.M. until 8:45 P.M. Monday, Wednesday and Thursday.

Jon Morse asked if he separated the age groups in different classes or if he taught all ages in one class. Mr. Lawrance stated that he has it split into 5 age levels and Wednesday night will be an Adult class.

Chairman Chase opened the public hearing at 6:37 P.M.. With no public comment Chairman Chase closed the meeting at 6:37 P.M.

Rick Reynolds stated that he was concerned about the parking. He asked Lawrence Huntley if there was enough parking in town. Mr. Huntley stated that at that time of day, there is usually enough parking. He said that the only businesses were the Laundromat and Cumby's. There is some spaces in front of the building as well as across the street.

Larry Huntley, CEO, asked Mr. Lawrance if he needed any state permits. Mr. Lawrance stated that he only had his Martial Arts Certificate and that was all that the YMCA needed. Mr. Huntley asked for him to supply his certification to him.

Rick Reynolds made a motion to accept the conditional use permit for Rufilo Lawrance for a Martial Arts School at 41 Main Street (Map 18, Lot 103). Jon Morse seconded the motion.  
VOTE: 5-0

Chairman Chase went on to the next Agenda item which is for Recovery Maine Inc.'s proposal for substance abuse treatment services at 33 Main Street (Map 18, Lot 101).

Joseph Pelletier stepped forward and introduced himself and Lindsey Badger as the Co-Executive Directors of the program. He stated that Todd Prevatt is the Chairman of the Board. Mr. Pelletier stated that his background was in law enforcement. He retired from law enforcement to take over the York County Adult Drug Treatment Court Program at Alfred Superior Court and has been doing this for over three years. Lindsay Badger has been the Treatment Specialist for the same program for over three years. Ms. Badger's experience is as the Clinician for Counseling Services, Inc. with over eleven years of experience in substance abuse counseling. She currently provides Differential Substance Abuse Treatment to York County Adult Drug Treatment Court.

Mr. Pelletier stated that Recovery Maine, Inc. is a non-profit that has been established to purchase and run substance abuse treatment homes in the State of Maine. The one here at 33 Main Street is their initial project. It will house 16 adult men in an abstinence based program that will serve as a transition from inpatient treatment services back into the community. It provides that extra level of care and services for someone that needs ongoing substance abuse treatment while they are transitioning back into the community. We do not administer any medications and it is not a methadone treatment facility. During their stay in the program, they will be required to work or further their education. It is not a program where they will be sitting idle for long. They will also be providing community service. The treatment that they will need to participate in while they live there is pretty intense. They provide a wide variety of services. They will address some mental health needs as well as substance abuse needs. It is tailored for the individual so it is not a one-size fits all program.

Mr. Pelletier stated that they followed up on some of the things that the Board had asked about at the last meeting. One of those was to obtain letters from the Chief of Police, Fire Chief and Rescue Chief stating that they had toured the house and were happy with what was going on. The only letter that they did get was from the Police Chief which they have submitted for the Board's review. The Fire Chief and Assistant Rescue Chief did tour the house and did provide them with some good suggestions which they will be looking into. The Fire Chief stated that he would go along with whatever the Fire Marshall wanted for a fire safety plan. Mr. Pelletier stated that they worked with Freedom Fire on the safety plan and they are currently waiting for this meeting to see if it will get approved before they go ahead with the plan design. We were not able to go with the Residential Plan because of the outpatient nature of the business. They will have two offices where people will come in for outpatient treatment so they had to go with the Commercial System. Mr. Pelletier asked Mr. Huntley if the Chief's had forwarded any documentation to him. Mr. Huntley stated that he had the letter from the Police Chief and no others.

Mr. Pelletier stated that these people do not fit the stereotype of addicts that are down on the corner with his bottle in a paper bag, selling pills on the corner or hanging on the sidewalk smoking cigarettes. They are professionals. He said that over 1700 people over the last year accessed treatment services in York County. That number is projected to increase to 2000 over the next year. These statistics are from the Office of Substance Abuse. These are only the people that accessed treatments. It does not include the people that went to emergency rooms and sought treatment for overdoses or other injuries related to substance abuse. Because substance abuse relates to criminal activity, people are embarrassed or don't want to get caught for crimes, so they do not seek out these services. He stated that he also received some statistics from the Rescue Chief, and it shows that there is a need for this service.

One of the benefits for the community is that they will be required to do some community service. They have entered into some verbal agreements with some people in town to have some community service done. He stated that there are two businesses coming into town that could provide some employment opportunities for them. They will be providing transportation service to and from their employment if they do not have their own transportation.

Chairman Chase asked the Board members if they had any questions.

Jon Morse asked about employment for the residents and if they are required to find their own job or they will receive some assistance.

Joe Pelletier stated that they have access to a staff employment specialists who come in and do some job force training.

Jon: How far will the residents travel for jobs?

Joe: Mostly within York County. If needed they could travel just outside the Maine border into New Hampshire.

Jon: What about health insurance for residents?

Lindsay: Todd Prevatt will assist in helping those without health insurance to get it.

Jon: What are the ages and gender of residents?

Joe: Adult male, 18 plus. They also have a room available for people with Disabilities .

Lindsey then stated that they are looking into helping veterans also. They are looking for professionals that are willing to do this. She stated that there is a growing company in Cumberland County and they would like to continue this in York County.

Jon: What happens if they break the rules?

Joe: If they are on probation then the probation officer will be called. Any criminal acts will be directed to the police department. With behavioral issues a responsible member of their family will be called. Each resident is required to furnish the name of an individual that would be responsible for them if they get ejected from the program.

Mark Cahoon asked if they do an in depth interview each of the clients.

Joe: There is a screening process that takes place.

Mark: So there will be no sex offenders allowed.

Lindsey: She said that if they have some kind of history of crimes, it would have to be a non-violent crime. Residents go through a 4 hour screening which includes mental health screening. They do not allow sex offenders or pedophiles into their program.

Joe: With my law enforcement background I have experience to do screening.

Chairman Chase opened the public hearing at 6:53 P.M.

Anna Lane stepped forward and said that she lives on Church Avenue. She had a letter from one of her neighbors who had to work and couldn't attend tonight. The letter is from Kim Jacques and it reads as follows:

Dear North Berwick Planning Board,

Our family attended the meeting two weeks ago to learn about the restoration house proposal.

Our concern is not necessarily the outpatient treatment center being in North Berwick, but rather the location in the Village. As a town, we should be attracting stable businesses that will benefit

our residents and anchor our town. The proposal for a residential treatment center housing of 16 men would create a transient environment. Restoration House residents would be moving in and out every six months if not sooner. And yes, the building and core business would remain intact but it would be a continual overturn of residents and it does not support a family friendly town environment. We are also puzzled as to how the location will support an individual recovery. Our 29 year old nephew continues a personal battle with alcohol and drugs and in spite of community and reentry services and counseling supports, he has only been able to maintain sobriety when he has sought treatment in a more remote location. With beer and wine being sold across the street 18 hours every day, it seems as though temptation will be facing these residents day and night. The Village location offers no privacy for these residents, no frontage, no green space, no trees, no fenced in area. It is a corner of a parking lot. It is hardly enough outdoor space for 16 grown men. There are home and land options outside of the Village that can more appropriately house this type of facility while continuing to support their mission. It is my understanding from the proposal, the house will have a van to transport residents so living outside of the Village should not pose a problem. Lastly the corner is a bus stop for 6<sup>th</sup> through 12<sup>th</sup> graders. Children are not going to feel comfortable waiting for the bus at 6:30 in the morning or getting off the bus and walking home alone in the afternoon knowing that there is the potential for patients to be hanging out in the parking lot with no other options other than to wander the streets. We thank you for your consideration.  
Respectively, The Jacques

Anna Lane had a few questions of her own. She wanted to know why this location. She is not against the house or rehab, but does not think it is a good location. There is no space outside. The will be cooped up all day. She would like to know if they looked at any other properties in North Berwick. Some of the other things that she wanted to know were: 1. Why they are not getting federal funds? 2. Why all men and no women? 3. Worried about these people having criminal records. 4. People are going to pay rent but if they have no jobs how will they pay? Will you let them owe rent? 5. She would like to hear details about their master plan expansion.

Reggie Toussaint stepped forward and said that he lives on Pleasant Street. He wanted to know what would happen if some of the people living in this house cannot get jobs. What place in town is going to hire them knowing that they are only there for a short period of time. What is the impact going to be on the police department, fire department and the medical as far as the town is concerned?

Heather Mansfield stepped forward and stated that she has been a member of this town for the past 27 years. She is a single mom of three children, ages 7, 9 and 11. She went through the school system here and she has chosen to raise her family here. She comes here tonight because she has heard the concerns of the town. For six years now, she has worked in the medical field. She spent 4½ years at York Hospital and now works in Internal Medicine in Portland. She has never missed a day of work. She has been a successful mom raising her children with the help of

a wonderful ex-husband. She is also an alcoholic. Back in 2009, she sought treatment after many years of struggling with this disease. She was at the point of losing my life and her family. She battled with both mental illness as well as addiction. She was on many medications from

other outside physicians that she had lied to through her disease. She cannot explain this disease to many people. She can only stand her representing herself her fellows as a community because she would not be here tonight if other addicts had not done the same before her. They have given her the gift of life and it is her job to pass it on to others. One night, she was alone in her house, and she thought that her life was over and no one would ever understand her problem. She overdosed on 14 different prescription medications that night after a day of drinking. She ended up in the hospital on life support with collapsed lungs. Her family asked her if she had had enough and she had but she didn't know it herself. There was not enough education in this area for her to get the help that she needed. She decided to seek treatment and looked to see what her options were for help in the State of Maine. Unfortunately, there was nothing. Her option was to go out of state and pay out of pocket if she wanted help. She knew she had no option but to seek the treatment. She opted to go to a psychiatric hospital so she could find her way from there to a treatment facility. She was then taken to a treatment facility in Massachusetts. She stated that she called today to see how much it cost today to go there. For a 2 week stay at this program, you are paying \$10-\$12 thousand dollars out of pocket. She stated that some people have stated that these people will have nothing to do. However, she said that people in these treatment facilities are very busy as well as being physically and emotionally exhausted. It also affects everyone around you. She said that her children would not be afraid of standing on the corner near this residence, because her children come to meetings with her. They know her friends in recovery. They know what she was like before when she was drinking and what she is like now.

She said that she did not stay sober when she got back from Massachusetts. She stayed sober for about 4 months. She went from the isolated community and there was no transitional program offered here. While she was in Massachusetts, she lost all rights to her children because the court system felt that she was an unfit mother. She had to fight for her parental rights again. She now shares 50/50 custody with her ex-husband. She was going to meetings at 7 in the morning in Kennebunk and then going to work at York Hospital until 5. She would get home around 6, get her kids situated and if she had to go to another meeting, her parents would watch the kids. Tonight she is here with her mother and is here as an advocate for help in the community. At one point when she was 70 days sober, she took a 12 week leave of absence from York Hospital to do intensive treatment. The providers and co-workers that she worked with all knew of her disease. She was up front with them. During this time, she went to 3 meetings a day. She worked with Crossroads for Women in Kennebunk and did extensive outpatient therapy. She sought out a new psychiatrist. She was here in North Berwick among everyone, staying sober. She still had responsibilities and people depending on her. She cannot say that she will never have another drink but she can say that today she is sober. None of this would be the case if she had not pushed for this on her own. It is a good thing for these people to have somewhere to go and to still be active with their families. This program is looking to have family support groups and to have families be active in the individual's recovery. She said that she has a friend that just opened a sober home in Dover. It is definitely something that is needed in our communities.

Sharon Rylance stepped forward and stated that she lives on Church Avenue. She said that she is very sympathetic and has experienced addiction also. She left Sacramento 20 years ago and left her husband and daughter to get the help that she needed. She had to physically remove herself from a bad situation. She said that she has taken many walks at night and has noticed how quiet

and peaceful this town is. She has concerns about 16 men living in the house and she doesn't feel that they will let people know what kind of past these men have had.

Jennifer Hickey stepped forward and said that she lives on Market Street. She stated that one of her concerns is everyone getting along and if they didn't, what is the protocol. She also wanted to know if this was decent real estate transaction and does it have the best interest of the patients. Other questions: 1. What is the layout of the house and how much space is shared. If this is a communal home, what is in the ordinance that regulates this type of communal living? 2. Will there be a sophisticated fire alarm system? 3. Are meals being prepared there or are they being brought in? 4. The curfew is 9:30 pm to 6:00 am. Does this mean they need to be inside? She is concerned about smoking and language. 5. What happens to the neighboring homes property value?

Pam Murphy Ewers stepped forward and stated that she lives across the street on Main Street. She said that she has been doing a lot of research on line and she has empathy for anyone suffering from addiction. She said that she spent a lot of time on line looking for anything on Recovery Maine, Inc., but she can't find anything. Some of her questions are: 1. She knows that there will be no federal funding but will there be state funding? 2. Does the Planning Board have a copy of their Articles of Incorporation or a list of their Officers of Corporation? 3. Will they be affiliated with any health facility? 4. What other issues besides substance abuse will the residents have such as previous criminal records or mental health issues? 5. Will there be licensed clinical staff on duty 24/7 and how in-depth is the supervision? 6. Is 2900 square feet enough for 16 residents and resident staff as well as sleeping facilities, dining and kitchen facilities? 7. Will there be signage out front? She feels that a facility like this is needed but not in the downtown area.

Ashley Perry stepped forward and said that she lives on Prospect Street. She moved here from Massachusetts four years ago. She has many family members that fight addiction. She said that she doesn't think that people realize the lifestyle that these people bring around. They get clean and then it doesn't last. She said that 1 out of 10 people get help end up back doing what they used to do. When someone wants to get high or drink, they will do whatever they need to do to get their high. They will steal from families, friends and neighbors. She has attended meetings with her mother and it is usually just a hookup to get what you want. She feels that this house is too close to where there are activities that go on downtown with families. She feels that she could have stayed in Massachusetts if she wanted to have this kind of atmosphere. She brought her kids to live in North Berwick to get away from that life. She said that having 16 men in one house with one counselor will not work well. How will one person stop a fight among several of the residents? She does not feel that it should be in the downtown area.

Jim Fisher stepped forward and said that he lives on Burma Road. His concern is with the parking. He said that the dirt parking lot is about the size of the Community Center room. If they build a fence, it will shrink this even more. They will have dedicated handicapped parking which will shrink it even more. If they have some sort of fire escape, it will shrink it even more. How many vehicles will be able to fit in this parking lot at one time? There will be no parking

on Main Street because if you do, you almost get killed pulling out on Main Street from Church Street. Regarding the jobs, he stated that he believes that Pratt & Whitney does drug testing before they hire people so they probably couldn't work there. He is also concerned about the number of people living there. He does not feel that it will be feasible or healthy for the town or the people in the facility.

Pat Dube stepped forward and said that she lives in North Berwick. She has grandchildren in the school system and feels that this is a wonderful place to be. She states that she is an alcoholic and has 35 years of sobriety. Her son came to AA meetings with her every day for two years because she wanted recovery and needed to find a different way of living. She stated that ever since her recovery, she gives back in the medical field and he has given his entire life to law enforcement and to people in need because this is what he learned. For someone to stand up and say that recovery doesn't work doesn't know what they are talking about. People that want recovery and extend themselves out and are willing to pay for their recovery, recover. People that want to hide and do things under the influence, don't go out seeking help. They are not willing to pay or help others. She said that the statistics say that 1 out of every 6 people recover from alcoholism. There are currently no AA meetings in North Berwick. She stated that there are some in South Berwick. She didn't have the programs that will be provided here for these people when she was trying to recover. She said that we need to open up our hearts to help other people.

Heidi Bolduc stepped forward and said that she has lived here the majority of her life. She feels that people just walk around with blinders on. There are drugs in this town. She lives right on Main Street and for the people that think it is nice and quiet, every night on Main Street it definitely isn't. She said that you can see the drug deals in town. She said that it was here when she was growing up and it is still here. She said that if they can have something like this house here that can help those that want to be helped some assistance, she does not see an issue with it. She said that as far as walking around town and feeling safe, people should go to the police department and take a look at the pedophile list and see what is in town.

Lisa Laurion stepped forward and said that she lives on Canal Street. She said that the people who are concerned about all the swearing, should come by the court near her home. The kids that hang out there can swear better than any adult she has heard. She stated that she knows that there are a lot of concerns but that the previous person had it right. It is in our town. She would like to know if the services will be available for the town people. She has been involved in residential communities with children, young adults and transitional living and she does agree that there are times that you cannot cap these people. But what she has seen from her transitional

experience is that the people that are in these homes are closely monitored. She would like to know if they will be doing random drug screening. She stated that they are two houses away from the police station. They are not talking about children so they don't need a lot of space. There are people that smoke when they go around the block and there are people that smoke outside of Cumby's. She agrees that they should screen for violence and criminal history. She has found with her experience with the residential treatment centers that they have more eyes on



them than most people do. Her concern is that we help our fellow men and that we do what's right for them while they are struggling. She stated that addiction is not far from any of us.

Gail Toussaint stepped forward and stated that she lived on Pleasant Street. She does have some concern about the 16 to 1 ratio for the overnight. She is also wondering if this will over burden our police department because they seem to have to increase their staff and vehicles yearly. Will it over burden the tax payer? She feels that even if they keep the place looking good, the property around there will devalue because of the services provided there.

Christina Brown stepped forward and stated that she lives on Portland Street. She stated that the property would probably fall under a Conditional Use Permit. She would like to know how that would deal with the compatibility of the proposal with the adjacent lands in other uses. She is all for a house that would support these services but does not see how this area is compatible for what is being proposed.

Anna Lane stepped forward to clarify that the place in Berwick is still there. It is a 12 bed recovery home and it functions fine over there. They actually just received an award from the Town a couple of years ago.

She stated that at the last meeting, Mr. Pelletier had stated that he was not going to make any changes to the outside of the building. She wants to know how the people on the second floor will get out in an emergency. She also checked with a real estate agent that she knows and asked her about property values and how it worked. The real estate agent, who works mostly in Massachusetts, said that in one neighborhood that she has sold houses in that has a recovery house that has been well maintained and has had no problems, it has not affected the property values. But in another neighborhood, where there is a house that has not been run well, it has impacted the property value in a negative way. She would like to know what their qualifications are to run the program. She said she knows that they have been in law enforcement but that is totally different from running a recovery home.

Chairman Chase closed the Public Hearing at 7:48 pm.

Geoffrey Aleve began questions from the Board. His concern is the capability of having 16 people in that house. He stated that they need to go through the building code and make sure that it is an allowed use based on the size of the structure.

Geoffrey Aleve stated that they have not seen anything that shows how the house sits on the property, what improvements will be made around the property like fencing, an egress from 2<sup>nd</sup> and 3rd floors, parking issues, etc.

Joseph Pelletier: The site plan layout relating to the community area, the fenced in area as discussed before and the parking plan were all submitted to Mr. Huntley. There is an 8 foot privacy fence that surrounds the inside L portion of the building. This is the exterior community area is somewhere around 17 x 22 usable space outside of stairwells and ramps. The parking

layout is for 14 vehicles plus two handicapped spaces. It is a very functional layout with entrance and exit. As far as exterior modifications to the structure, there aren't any. Regarding the egress, the two doors on the back side of the building are being discontinued. The second floor egress comes off of a hallway on the side of the building down to a common area. As far as taking up any portion of the parking up with the structure, it is not going to happen.

Geoffrey Aleva asked about the usage during the day with the outpatient services. Lindsay Badger stated that there will probably be about 10 people for the week on average unless they are running a group session which will happen once a week for concerned family members and could have 10 to 20 people.

Mr. Aleva asked how many staff are on during the day. Lindsay stated that there were two plus a resident manager who will have a good chunk of sobriety under his belt. Also both she and Mr. Pelletier live in North Berwick about 5 minutes away. Mr. Aleva stated that this was not a court mandated placement program but strictly a voluntary one. So the person that has to apply to the facility to become a resident. Mr. Pelletier stated that this was correct and that they have to go through an in depth screening process. Just the substance screening portion is four hours long. They also have mental health screening and criminal background checks. He stated that these people are paying to come to this facility and are coming from other facilities to transition back into the community.

Mr. Aleva asked if there was drug screening prior to their entering the program and what was their philosophy on drug testing. Mr. Pelletier stated that they do random testing and they have to be available on call to take a test.

Mr. Aleva asked if the room and board they are paying is in addition to their treatment cost or is it their treatment cost. Mr. Pelletier stated that is in addition to their treatment cost. He stated that treatment costs are covered by most treatment plans but room and board is not covered by any insurance plan. Lindsay stated that they will offer a sliding scale for those that don't have insurance for treatment for both outpatient and residents.

Mr. Aleva asked about staffing for during the day and night. Lindsay stated that there would be two professionals during the day and one professional and a house manager at night.

Mr. Aleva asked about how meals were handled. Lindsay said that they are working with a Nutritionist because part of being licensed is to have the residents work on this as well. They will come in and assist with cooking skills. The residents will take what they learn and cook meals. They will run meals as a community. A couple people will be responsible for cooking a meal a night. The room and board does not include their meals. They need to pay for their own.

Geoffrey Aleva asked them to explain a little more on how the curfew works. If the curfew is 9:00 pm to 6:00 am, does this mean that they cannot go out in the fenced in area during this time? Mr. Pelletier stated that they cannot leave the outside perimeter or the envelope of the building which includes the back communal area.

Mr. Aleva asked if their site plan showed exterior lighting. Mr. Pelletier stated that the plan has been developed but he has not yet seen it. Mr. Aleva also asked about how the 8 foot fence was going to shield them from the abutters. Mr. Pelletier stated there are some second floor windows on the homes of the abutters and he has not been in to see what their view is from their side over the fence, but he suspects that it would provide some decent privacy.

Mr. Aleva asked about the entrance with the small porch in the front and how this was going to be used. Mr. Pelletier stated that this one would not be used. Residents will enter from the rear through the fence and the rear entrance. Lindsay stated that other people coming in would use the side entrance.

Geoffrey asked if they would have state and federal funding. Mr. Pelletier stated that they are out of pocket for this project for out of the gate, but once it opens up and they have proper paperwork in place including the licensing they will be applying for federal funds to cover staff and program development.

Mr. Aleva asked if they helped the residents find long term housing. Mr. Pelletier stated that they did.

Jon Morse asked if they have a lot of smokers. Lindsay said she believe's a great deal of them do. Mr. Pelletier stated that they have been talking about whether they should mandate abstinence from smoking upon entrance or mandate participation in a smoking cessation program upon entrance. They are thinking of going with the latter option. They are definitely going to be working on getting people free of all chemicals.

Jon Morse asked Mr. Pelletier if he was familiar with the Berwick facility. Mr. Pelletier said he was familiar with it. Mr. Morse asked if their facility was going to be like the Berwick one and Mr. Pelletier said it was not. He stated that he does not know who is currently running the place and he can only speak from his experience with trying to place somebody there from the drug court system. He said that they reported back to him after 2 days of staying there that it was only a place to acquire drug. It was a very bad situation. He said he does not know if it's the same person running it but the person that initially came to run it from Massachusetts. This person had criminal involvement himself. Mr. Pelletier stated that this was a couple years ago.

Mr. Morse stated that the bottom line is that these 16 men are volunteering to get help after they have already received help elsewhere. They are only healing themselves from abuse.

Lindsay Badger stated that the statistics of success rates with drug and alcohol addiction is relatively low. One of the reasons for this is that there is not many transitional programs. They may wait a few months to get into a detox or residential. They are in residential for 30 days and then they go back to what they know. This program is about learning and getting skills to live independently rather than just going back to where they were before without any support.

Mr. Morse asked if there was somebody from North Berwick that would qualify for this program, would they get preferential treatment and get in before somebody from another town. Mr. Pelletier stated that they cannot do that because it is discrimination. An audience member stated that they were discriminating by not allowing women. Mark Cahoon stated that it was the Board's turn to speak and that is one of the issues that he wanted to ask about. He stated that they should be allowing women in the program even if it is only outpatient. Lindsay said that the outpatient services are for women too. She said that the reason that they have started with men is because there is a greater need. Men wait 1 to 2 months longer than women do to get into programs because of a longer wait list. So they are starting with men, but one of the projects that they would like to do in the future is a program for women.

Chairman Chase asked how they came up with the number of 16 for the amount of residents. Mr. Pelletier stated that the layout of the building lends itself to very comfortable living for 16 beds in that house. Mark Cahoon stated that he would like to do a site walk to see for himself because it is sometimes hard to tell from looking at a piece of paper. Mr. Pelletier stated that the Rescue Chief and Fire Chief did take a look at the building with the plans and they didn't have any issues. He does encourage the Board to come in and take a look. Chairman Chase stated that the State Fire Marshall would also have to review it. He stated that they will definitely need a sprinkler system. Mr. Pelletier stated that they are already working with Freedom Fire in regards to the sprinkler system. Chairman Chase asked what system it was. Mr. Pelletier stated it was a full 13 system.

Jon Morse wanted to go over the escape routes. Mr. Pelletier stated that from the third floor comes down the main stairwell to the second floor and there are two ways of egress from the second floor landing. One out the L to a stairwell that goes down to the common space or straight down the stairs and out the front door. First floor has the two egresses from the front of the building and on the side of the building. The Fire and Rescue Chiefs stated that the egress windows on the third floor were fine and an escape wasn't necessary, but they would recommend a life safety ladder out of one of the windows to the roof on the second floor.

Geoffrey Aleve asked Larry Huntley if the plans needed to be stamped by an architect or an engineer. Larry stated that they will need to be stamped by the Fire Marshall. He stated that the sprinkler system will make a big difference into how the egress range in that building. Usually if you have a third floor living area, you are going to need a fire escape out there. If you have it sprinkled, then you are talking about something totally different. The plans will also need to be stamped by an architect or engineer.

Jon Morse asked how much interior construction was going to be done. Mr. Pelletier stated that there are some walls that will be moved and a couple of beams that need to be installed. He stated that the L section is totally unframed inside. The offices, conference rooms and bedrooms need to be framed.

## 12

Larry Huntley stated that he has a couple of concerns. The multitude of parking problems and the egress for the fire escapes combined with the sprinkler system and whether the use is approved or not. He stated that right now they are struggling with the use and this is what needs to be dealt with first.

Anne Whitten then asked the questions the audience has asked during the public hearing.

Q. How are they going to afford to live there if they do not have a job?

A. Lindsay stated that some people who will be coming in will already be employed. For those that are not employed yet, they need to come up with the money in some way to get into program. They will get help from family, friends, churches or some other resource. Shortly after

arriving they will be linked to a career specialist and start working towards obtaining employment. Mr. Pelletier stated that during the screening process, they tell them up front that they need pay for the initial room and board.

Q. Who is going to hire them if they are only here for a short period of time?

A. The residents address is going to be 33 Main Street just like anyone who is renting in town. They can stay up to 180 days but if they are having problems finding a new place to stay or for medical reasons, they can stay longer. They also work with a variety of employers and temp agencies.

Q. What is the plan on how to handle if there is a fight among several residents and there is only the one manager there?

A. They did discuss this with Chief Peasley and decided that the plan of action would be that the Resident Manager would be responsible for calling the police department. Chief Peasley did not express any concern that they would be overburdened.

Q. Is there anybody that can be called this happens and the people that are living around have issues? Would there be a number that the abutters could call?

A. Mr. Pelletier stated that on their website, it has his personal number and it has been on Facebook. He has received some phone calls over the past two weeks for support but he has not received one from anybody that has any concerns or wanted further information. People can call him at any time.

Q. Somebody mentioned that they went online to try and find Recovery Maine and they couldn't find it. Where would they look?

A. Their website is [recoverymaine.com](http://recoverymaine.com) and they have a Facebook page that is Recovery Maine, Inc., which is linked to his personal Facebook page.

Q. Why this location?

A. This was the first location that they examined in North Berwick. They did look at a property in Wells on Route 9 but the amount of work that was needed for the sale price was not

going to work. They looked at the Goodall Mansion in Sanford, which could be purchased at a good price. It is a beautiful building with lots of space and 1600 square feet on 2½ acres right in town. It has separate carriage house and garages. However it is tied up with the Historical Society and to do anything with that building, we would have to spend \$100,000 to get it to where it would need to be. This particular building with 3,000 square feet provides an optimal operating envelope. It is already gutted, which they would have to do to a building anyway to bring the systems up to code for state licensing. The fact that it is in North Berwick, where services are readily available for people such as employment, food, medical care, police department right next door and fire department right across the street makes it very convenient for us to run the business here.

He stated that they are professionals. This is the face of their new business so they are not throwing their money or their professions around so they want this to be successful.

Chairman Chase asked Larry if he had the site plans and Larry said that he has a basic one. Larry asked if they could have the Fire Marshall's information for the next meeting. Mr. Pelletier said that he would check with Freedom Fire because they are submitting it directly to the Fire Marshall, to see what the time table looks like. Larry stated there is no use having them at the next meeting if they don't have all this information available.

It was decided that in two weeks on April 10<sup>th</sup>, they were going to provide the site plan and the Fire Marshall's information to the Board. Mr. Pelletier reiterated the fact that Freedom Fire was working on the plan and was not sure when they would submit to Fire Marshall. Geoffrey Aleva stated that it would probably take a while because the Fire Marshall is going to ask for is the fire suppression information and a life safety permit. They will want to see the plans and the plans will need to be sealed by an architect before they will review it.

Larry told Mr. Pelletier to call him and set up a time to meet for next Wednesday to discuss what is needed. He will put them on the Agenda tentatively for the 10<sup>th</sup> of April and move on from there.

Anne Whitten asked about snow removal. Mr. Pelletier stated that they would need to pay somebody to truck it out if it takes up too many parking spaces. They are running a business there and will need the parking so they will need to account for the snow removal in their budget. Larry Huntley asked if they need more parking, is there something that they can provide for more area. Mr. Pelletier stated that they have spoken with the Pastor from the church next door about using some of the space next door in the basement to run some meetings. He would be open to them using the parking in the back. He will ask the Pastor to draft a letter stating that they will allow them to use the parking when the church is not using it.

Rick Reynolds motioned to table the conditional use permit for Joseph Pelletier for the property at 33 Main Street until the next meeting. Mark Cahoon seconded the motion. VOTE: 5-0

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An audience member asked if they would be able to speak at the next meeting and they were told no. Chairman Chase stated that this was the official Public Hearing. He stated that they will have their meeting and go over their business and he will then open it up to public comment. He stated that they would not like to hear the same things repeated that were brought up tonight but if somebody has something new to comment about, they would be able to do so then.

#### 4. Other Business:

Larry stated that there will be an application for a subdivision on Bauneg Beg Hill Road.

#### 5. Adjournment:

Rick Reynolds motioned to close the meeting at 8:35 pm. Mark Cahoon seconded the motion.  
VOTE: 5-0

Lawrence Huntley, CEO  
Planning Coordinator

Respectively submitted,  
Susan Niehoff, Stenographer

Chairman Barry Chase

Shaun DeWolf

Rick Reynolds

Mark Cahoon

Geoffrey Aleva

Jon Morse

Anne Whitten