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Proposal for Alcohol Rehabilitation Facility at Fox Hill Inches Forward as Fox Hill Real Estate Files for Local Zoning Ordinance Amendment

Fox Hill Real Estate announces collaboration with McLean Hospital

CAMDEN, Maine — July 24, 2013 — Fox Hill Real Estate, LLC, the owners of Fox Hill Estate, have formally filed a request for a local zoning ordinance amendment that would allow the property to serve as the home for a private, residential alcohol and related substance abuse treatment program. As part of the Fox Hill proposal, Massachusetts-based McLean Hospital, the largest psychiatric affiliate of Harvard Medical School, is planning to enter into a sole tenancy long term lease of the Fox Hill property with the intent to develop and operate this proposed program.

"We've done a lot of work to get to this stage," stated Merrill M. Halpern of Fox Hill Real Estate. "We look forward to continuing to collaborate with the planning board, Zoning Board of Appeals and our neighbors in Camden as this process moves forward. Likewise McLean will work closely with local and state regulatory agencies to obtain the necessary licenses and approvals to operate its program. We thank McLean Hospital for providing their resources and expertise to this important treatment initiative."

According to Halpern, if the proposal is approved by the Town of Camden and the State of Maine, McLean will utilize the Fox Hill Estate for a private and exclusive 12-bed residential facility that will provide comprehensive and individualized treatment in an unrivaled, world class setting.

"McLean is excited to collaborate with Fox Hill Real Estate to earn the necessary approvals from the local and state regulatory agencies that will allow us to operate this proposed program and become a valued member of the Camden community," said Philip Levendusky, PhD, senior vice president of Business Development and Communications for McLean Hospital.

McLean Hospital is the largest psychiatric affiliate of Harvard Medical School and is America's #1 ranked hospital for psychiatry, according to U.S. News & World Report.

Fox Hill Real Estate, LLC is a real estate company that is putting forth the amendment. It is a tax paying entity, formed with the single purpose of acquiring the Fox Hill Property, and then, entering into a long term lease with McLean Hospital, which will operate an alcohol rehab facility.



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Town of Camden
Planning Board
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**Re: Proposed Zoning Change to Coastal Residential District – new
special exception**

Dear Planning Board Members:

I represent F.H.R.E., a Maine Limited Liability Company. My clients seek to have McLean Hospital to operate a high end, residential alcohol rehabilitation facility at Fox Hill on Bayview Street in Camden. I seek a zoning change to allow such a use as a Special Exception. Since last appearing before the Planning Board, my clients have purchased this property, and they now have standing to make this request for a zoning change. This property is in the Coastal Residential District (CR). The initial proposed language for a zoning change is as follows:

Article VIII District Regulations, Section 5, Coastal Residential District (CR), C. Uses permitted as Special Exceptions (addition underlined)

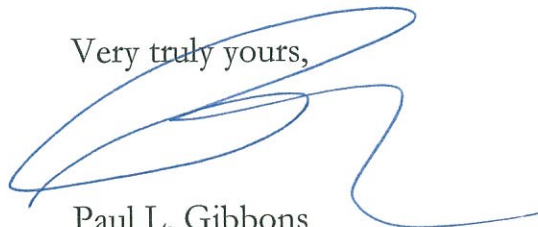
The following commercial uses:

(7) Expansion of Hotels or motels with ten or more room offered for rent legally in existence as of March 1, 1985, within a lot of record existing as of March 11, 1985, subject to conformity with applicable space and bulk requirements.

(8) Residential treatment facilities for comprehensive alcohol and related substance abuse disorders providing concurrent treatment for addiction and/or other associated psychiatric disorders. Such residential treatment facilities shall contain a minimum of 8 beds and a maximum of 16 beds located on a minimum of 10 acres of land. Buildings occupied in part or in whole for dwelling use within the residential treatment facilities shall be set back from the road a minimum of 100 feet and set back from side lines a minimum of 50 feet. All accessory structures shall be set back a minimum of 100 feet from the road and 25 feet from the side lines except for grandfathered structures. No out-patient clinics shall be allowed. Any expansion demolition, substantial alteration, or replacement of a structure shall be allowed only after the Planning Board finds that such demolition or structure will retain the appearance of and reflect the existing residential character of the district. Changes in the operator or in the tenant operating the facility shall require new approvals from the Camden Planning Board. With the exception of heating oil and gas, all commercial deliveries must be made during business hours. Such a residential facility must meet the site plan review ordinance requirements as determined by the Planning Board.

Attached you will find a copy of the Coastal Residential section of the Camden Zoning Ordinance. I have shown where this new proposed ordinance provision will be located in this ordinance.

Very truly yours,



Paul L. Gibbons
Attorney for F.H.R.E., LLC
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PLG/dml
Enclosure

Section 5. Coastal Residential District (CR)

A. Purpose

The Coastal Residential District includes lands along scenic coastal corridors north and south of the village area. The purpose of the district is to allow for a moderate level of residential and other development while assuring that these corridors retain their scenic landscapes and vistas and continue to serve as attractive gateways to Camden. The intention is that development be designed to fit into the existing character that includes rolling terrain and interspersed woods, fields, structures, and views of the water.

B. Permitted Uses

The following uses are permitted in the Coastal Residential District:

The following resource protection uses:

- (1) Uses listed in Section 1 of this Article, Natural Resource Protection District, paragraph B

The following resource production uses:

- (2) Agriculture
- (3) Timber harvesting

The following residential uses:

- (4) Single family dwellings
- (5) Two-family dwellings
- (6) Open space residential developments that meet the standards of Article IX
- (7) Cottages

The following municipal and institutional uses:

- (8) Family cemeteries, as defined by state law (13 MRSA §1142), covering no more than one-quarter of an acre of land, a description of which is recorded with the Town Clerk or with the Knox County Registry of Deeds

The following commercial uses:

- (12) Outdoor storage of boats, provided the screening standards of Article X, Part II, Section 3(5) are met and indoor storage of boats in buildings on lots of 5 or more acres in size provided that the storage facility was in existence on January 1, 2003 and is located at least 125 feet from any residential lot boundary or a public way.
(Amended – 11/11/03)
- (10) Storage within barns or similar accessory structures existing as of the date of adoption of this Ordinance

The following marine uses:

- (11) Municipal boat ramps and municipal piers

The following utility uses:

- (12) Essential services
- (13) Road construction

The following accessory activities:

- (14) Accessory uses
- (15) Home occupations
- (16) Homestay

C. Uses Permitted as Special Exceptions

The following uses may be permitted only upon approval as special exceptions in accordance with the appropriate provisions of this Ordinance:

The following municipal and institutional uses:

- (1) Cemeteries
- (2) Municipal uses
- (3) Quasi-public facilities, provided no structures are involved
- (4) Nursery schools and day care centers

The following recreational uses:

- (5) Golf courses


The following utility uses:

- (6) Public utilities

The following commercial uses:

- (7) Expansion of hotels or motels with ten or more rooms offered for rent legally in existence as of March 11, 1985, within a lot of record existing as of March 11, 1985, subject to conformity with applicable space and bulk standards.

New
language
to go here.



The following industrial uses:

- (8) Expansion of facilities used for the storage and maintenance of construction equipment and which were legally in existence as of March 11, 1985, within lots of

record existing as of March 11, 1985, subject to conformity with applicable space and bulk standards.

D. Prohibited Uses

Uses not allowed as permitted uses or special exceptions are prohibited within this district.

E. Standards

- (1) The standards of performance of Article X, Parts I and II, shall be observed.
- (2) The following space and bulk standards shall apply:
 - a. Lots that are part of residential subdivisions approved by the Planning Board after the date of adoption of this Ordinance shall comply with the terms of Article IX, Open Space Zoning; except that subdivisions for which completed applications have been submitted to the Planning Board prior to the date of adoption of this Ordinance shall be subject to the regulations in effect at the time of their submission.
 - b. For all other lots, the following space and bulk standards shall apply:

| | Sewer | No Sewer |
|--|--|--|
| MINIMUM LOT AREA | | |
| Residential | 30,000 sq. ft. | 40,000 sq. ft. |
| Nonresidential | 30,000 sq. ft. | 40,000 sq. ft. |
| MINIMUM LOT AREA PER DWELLING UNIT | 30,000 sq. ft. | 40,000 sq. ft. |
| MINIMUM STREET FRONTAGE | | |
| Residential | 100 ft. | 150 ft. |
| Nonresidential | 100 ft. | 150 ft. |
| MINIMUM SETBACKS | | |
| Residential and Nonresidential | | |
| Front | 25 feet | 25 feet |
| Side | 15 feet | 25 feet |
| Back | 15 feet | 25 feet |
| Normal high water mark | See Article X, Part 1, Section 1(9)(j) | See Article X, Part 1, Section 1(9)(j) |
| Side and back yard for nonresidential use abutting a residential use | 25 feet | 25 feet |
| MAXIMUM BUILDING COVERAGE | 20% | 20% |
| MAXIMUM GROUND COVERAGE, SHORELAND AREA | 20% | 20% |
| MAXIMUM BUILDING OR STRUCTURE HEIGHT | | |
| Residential | 30 feet | 30 feet |
| Nonresidential | 30 feet | 30 feet |

| | | |
|--|---------|---------|
| MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS ON SAME LOT | 30 feet | 30 feet |
|--|---------|---------|

- (3) Screening
Nonresidential uses abutting a residential use or a district other than a business or industrial district shall provide screening in accordance with the standards in Article X, Part II, Section 3, of this Ordinance.
- (4) Shoreland Area
Properties within shoreland areas shall comply with the additional standards set forth in Article X, Part I, Section 1, of this Ordinance.
- (5) Historic Areas
Properties within historic areas shall comply with the additional standards set forth in Article X, Part I, Section 3 of this Ordinance.

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Within 25



RANKINGS

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Showing 1–10 of 170

| National Rank | Hospital | Reputation Score |
|---------------|--|------------------|
| #1 | McLean Hospital Belmont, MA See Psychiatry scorecard Ranked in Boston metro area and Massachusetts | 29.8 % |
| #2 | Johns Hopkins Hospital Baltimore, MD See Psychiatry scorecard Ranked in Baltimore metro area and Maryland | 29.4 % |
| #3 | Massachusetts General Hospital Boston, MA See Psychiatry scorecard Ranked in Boston metro area and Massachusetts | 27.0 % |
| #4 | New York-Presbyterian University Hospital of Columbia and Cornell New York, NY See Psychiatry scorecard Ranked in New York metro area and New York | 26.2 % |
| #5 | Menninger Clinic Houston, TX See Psychiatry scorecard Ranked in Houston metro area and Texas | 23.5 % |
| #6 | Sheppard and Enoch Pratt Hospital | 21.1 % |


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| National Rank | Hospital | Reputation Score |
|---------------|---|------------------|
| | Baltimore, MD See Psychiatry scorecard Ranked in Baltimore metro area and Maryland | |
| #7 | Mayo Clinic Rochester, MN See Psychiatry scorecard Ranked in Minnesota | 15.9 % |
| #8 | UPMC-University of Pittsburgh Medical Center Pittsburgh, PA See Psychiatry scorecard Ranked in Pittsburgh metro area and Pennsylvania | 12.1 % |
| #9 | Resnick Neuropsychiatric Hospital at UCLA Los Angeles, CA See Psychiatry scorecard Ranked in Los Angeles metro area and California | 11.7 % |
| #10 | Austen Riggs Center Stockbridge, MA See Psychiatry scorecard Ranked in Massachusetts | 8.7 % |

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Fox Hill in Camden, Maine

Contingent upon approval by the town of Camden and all state regulatory agencies, Massachusetts-based McLean Hospital proposes to develop and operate a fully licensed, regulated and comprehensive 12-bed residential alcohol and related substance abuse treatment program. Located on the secluded grounds of the Fox Hill Estate, the program will allow clients to take advantage of a full range of state of the art recovery and therapeutic services while residing in a world class, serene retreat that facilitates the recovery process. McLean Hospital will be the sole tenant of the Fox Hill property.

About McLean Hospital

McLean Hospital is a comprehensive psychiatric hospital committed to providing easy access to superior quality, cost-effective mental health services in the Boston area, Massachusetts, Maine and beyond. Since 1811, McLean Hospital has been a world leader in the treatment of chemical dependency and mental illness, research into the cause of mental illness and the training of generations of mental health care providers.

McLean Hospital is an affiliate of Massachusetts General Hospital and a member of the Partners HealthCare System, Inc., which allows for comprehensive coordination of medical and psychiatric services. A major teaching facility of Harvard Medical School, McLean Hospital maintains the largest program of research in neuroscience and psychiatry of any private psychiatric hospital in the United States. It is also ranked the nation's #1 hospital for psychiatry by US News and World Report.

Major clinical programs at McLean Hospital address a broad range of psychiatric illnesses, including: depression, bipolar and psychotic disorders; mood and anxiety disorders; alcohol and drug abuse; dissociative disorders; Alzheimer's disease and other geriatric illnesses; and child and adolescent psychiatric disorders. Each program offers access to a full continuum of care, including acute inpatient care, acute residential care, partial hospitalization, continuing residential care options and

outpatient services both on its main campus as well as several community based settings.

McLean's multidisciplinary team responds to each patient's situation with a commitment to individualized treatment that may include individual psychotherapy, group therapy, psychopharmacology and rehabilitation services.

Operational Details

- The proposal for Fox Hill calls for a 12-bed exclusive and discreet program where clients live, full time, in residence for what will typically be a minimum length of stay of 28 days in order to ensure patients receive the full benefit of the treatment and educational aspects of the program.
- Fox Hill will be staffed 24 hours a day, seven days a week. It is anticipated that McLean will employ 25-30 staff members who will be living in the Camden area and the program will utilize a wide variety of local services including laundry, landscaping and catering, hence having a positive economic impact on the community.
- The discreet self-pay residence will provide exceptional clinical care for adult men and women, ages 18 and older, with alcohol and related substance abuse disorders and co-occurring illnesses, such as depression and anxiety.
- The goal of the program is to help participants return to their families and careers while helping them reclaim a sense of self-worth, and learn to manage the stresses of an active life without returning to a counterproductive lifestyle. The care and recovery methods used are developed from evidence-based treatments proven to have positive recovery outcomes.

Comprehensive Multidisciplinary Services at Fox Hill

- A full scope of diagnostic, evaluation and therapeutic services will be provided by McLean's highly trained and experienced on-site professional staff and health care providers
- Integrated specialty treatment for people with co-occurring addiction and psychiatric illness
- Individual and evidence-based group therapies, including cognitive-behavioral therapy (CBT), dialectical behavioral therapy (DBT), and acceptance and commitment therapy (ACT)
- Specialty consultation with psychiatrists and psychologists from McLean's main campus
- A comprehensive mind and body program that includes mindfulness, yoga, fitness, nutrition education, smoking cessation and expressive art and music therapies
- 24-hour on-site support and supervision by highly skilled addiction and mental health specialists

- Hands-on support and education of family members and significant others
- Close collaboration with the local Camden medical and behavioral health community
- Close collaborations with referring providers to develop detailed transition and aftercare plans to help assure continuing recovery

Who We Serve

- The proposed program will be designed to provide critical recovery and therapeutic services to clients who may:
 - Require further treatment after the successful completion of off-site detoxification
 - Experience a pattern of relapse
 - Require medication evaluation or currently take medication
 - Have addictive disorders complicated by other behavioral health issues
 - Seek longer-term individualized care in a discreet, private, world class setting
 - Need to make lifestyle changes to maintain sustained recovery