

## Emilie Cadamartori

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**From:** Ranee Flynn <ranee@cakecreative.com>  
**Sent:** Tuesday, April 14, 2015 1:57 PM  
**To:** ecademartori@wenhamma.gov  
**Subject:** Proposed Drug Rehabilitation Facility

April 13th, 2015

Wenham Town Hall  
Zoning Board of Appeals  
138 Main Street  
Wenham, MA 01984

Re: Proposed Drug Rehabilitation Facility

Dear Planning Board;

With regard to the current proposal for the construction of a 158-219 bed inpatient facility for the treatment of drug addiction and mental illness at the Penguin Hall property in Wenham, MA:

We are writing to vehemently oppose this proposal and respectfully request that the board please weigh the negative effects to the positives, as we can't think of any positives at all.

Wenham is a small community of under 5,000 residents. This proposed facility could generate 2,400 additional (troubled and addicted) people into our town. The traffic would be unbearable and dangerous.

The RCA executive team cannot guarantee screening or protection in the present or future. This fact is exacerbated by the knowledge that RCA has no experience in the rehabilitation business...nor does there seem to be sustainable or stable funding. This seems not only risky but downright scary.

The landscape and culture of the town would be dramatically altered. Our home values would surely be adversely affected. For what benefit? No community need would be served.

What about NDCC? Iron Rail? Properties abutting the facility? Chain link fences and cameras? How would our Police and Fire Departments be affected? Sounds like a disaster.

Mr. Mullen's open letter was downright offensive.

The long-term impact on the overall character to town of Wenham from such a significant change needs to be seriously considered.

Thank you kindly for your time and consideration.

The Flynn Family,  
John, Ranee and Esme Flynn  
87 Larch Row  
Wenham, MA 01984  
978 468 0158

## **Emilie Cadamartori**

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**From:** Doug Garrabrants <Doug@zoe-design.com>  
**Sent:** Sunday, April 26, 2015 4:09 PM  
**To:** ecademartori@wenhamma.gov  
**Subject:** Re: Special Permit Application from RCA

Dear Emily,

My wife, Lena Fransioli, told me she had spoken to you about the meeting on 4/29/15, regarding a special permit application from RCA for a Drug Treatment facility at Penguin Hall. We have shown up for meetings in the past and they have been postponed, however, this time we must be out of town on business. You suggested an email with our views.

I wish we could endorse Mr. Mullen's plan to sell his estate to whom ever he wishes, however, we are opposed to a drug treatment facility at 36 Essex St, Wenham, MA 01984. This residential neighborhood is a poor choice for such a facility, especially with an elementary school right next door. Our daughter is 20 years old and lives here too, so, please enter our three votes against this project. We live at 57 Dodges Row, along with Lena's mother (Zoe's gran), Lena's Sister and her husband and no-one in this household thinks this is a good idea.

Thank you for your attention to this matter.

Sincere Best, Doug

## Emilie Cadamartori

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**From:** Bry <bcardello@seaportacademy.org>  
**Sent:** Tuesday, April 28, 2015 8:04 PM  
**To:** ecademartori@wenhamma.gov  
**Subject:** RCA Application

Dear Emily,

Unfortunately I am unable to attend tomorrow's meeting, but I hope that this email will suffice as my NO vote against RCA's application for permission to establish a drug and alcohol rehabilitation center at Penguin Hall. Placing such a facility in such close proximity to an elementary school is completely inappropriate, specially considering the many other alternatives available.

I am a voter in Wenham and have lived at 57 Dodges Row for the past 15 years.

Thank you for your assistance with this important matter.

Yours truly,

Bryant Cardello

Sent from my iPad

rcd4/21

Dear Members of the Zoning Board,

Please accept my thanks for all you do for the Town of Wenham. I have recently decided to move to Wenham from Boxford, MA. My grandchildren attend Glen Urquhart School and my husband and I would like to be closer to their school. We went on Zillow and found a few lovely homes on Larch Row and nearby a lot on Grapevine Road where we could build a house.

I just heard from a Wenham resident that the town is possibly planning to give an illegal variance to Penguin Hall for a drug rehab. This is to an unknown company -for profit- that has just been formed with no record of accomplishments. It is not easy to treat this group of people even with the best of intentions. Many rehabs have a lot of runaways even ones with great reputations like Caron in PA, some who run away and then commit suicide. I would not want any child in Wenham to find a suicide on the ball fields or at the nearby school. The idea of bracelets would not work with that clientele, the bracelets are very uncomfortable. When clients leave these facilities they often move nearby to be close to where they got sober and they often relapse. Are these the residents you want for your community?

I also heard that this group bought the old Hunt Hospital building. Wouldn't it be prudent to see how this company performs with this previous purchase first before allowing a purchase in Wenham?

This rehab would completely change the character of this area. I would never spend this type of money to buy property in Wenham if this rehab goes through.

I urge you to turn down this proposal it would totally change the character of your small town. There must be some reputable builder who could build a nice senior facility at Penguin Hall which is much needed in the area or something similar to that. Penguin Hall seems to be a beautiful building.

Sincerely,

Margaret Elaine Tarbox

13 Batchelder Rd,

Boxford, MA 01921

rcd 4/18

**Emilie Cademartori**

**From:** "Elaine" <elainer1015@yahoo.com>  
**To:** <ecademartori@wenhamma.gov>  
**Sent:** Saturday, April 18, 2015 11:32 AM  
**Subject:** Opposition to RCA

Dear Members of the Zoning Board:

We are 20 year residents of Wenham and are strongly opposed to the application by RCA to open a 219 bed drug and alcohol rehabilitation facility at Penguin Hall. Although we do not have children at the Notre Dame School or competing rehabilitation enterprise we understand the potential danger created by the facility. Granting RCA the zoning variance makes no sense for 3 major reasons:

1. The enormous scale of the proposed cash-only facility does not serve the needs of the community and is not consonant the image of Wenham. We are a small quiet community with a small successful addiction rehabilitation Program owned and operated by members of the North Shore community for the betterment of its citizens regardless of their income bracket. The facility takes excellent care of its patients and is not operating at maximum capacity.

2. RCA has no experience or track-record in drug and alcohol rehabilitation; the principals are shopping mall developers from out of state. Addiction rehabilitation is complex and, despite the lucrative changes in MA law designed to spur innovation for handling the opiate crisis in the Commonwealth, generally is not profitable. For example, Hazelden in St. Paul, MN, among the largest (150 beds) and best-run facilities in the US defaulted on taxes in 2 of the first 5 years of operation. AND, this facility was part of an integrated program managed by physicians and behavioral health experts with 20+ years of experience and provided access to on-site medical and psychiatric care. The model of Betty Ford (not accepting insurance) in CA can be financially successful but only works on a small scale and requires national thought-leaders to flourish. McLean Hospital in Belmont does have a successful cash-only facility but it is a 5-bed unit and is rarely at full capacity.

3. RCA will be working in a medical vacuum. Addiction rehabilitation fails when it is not part of an integrated Program that includes psychiatric care and general medical care. Both the Partners system and the Beverly Hospital – Lahey Health system have long-standing successful addiction rehabilitation programs that include the spectrum from Psychiatric hospitalization to outpatient and inpatient medical care. The Center for Addictive Behavior (CAB), affiliated with Lahey Health focuses on the rehabilitation of North Shore residents, has a successful track record, is run by award winning thought-leaders in behavioral health and provides the full spectrum of care for its patients. CAB, as well as the other well-run Programs on the North Shore generally run at 50%-75% capacity. So where exactly will RCA find tax-generating revenue?

So at the end of the day, in addition to NIMBY concerns and the property values that will suffer – the RCA venture will just not be profitable and not generate appreciable tax revenue for the town.

In fact, a facility of this size where the addicts can leave at will (non-lockdown), will strain Police, Fire and EMT services and likely result in higher taxes for Wenham residents.

Gary and Elaine Rogers (E: [elainer1015@yahoo.com](mailto:elainer1015@yahoo.com))  
45 Dodges Row  
Wenham, MA

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