

Provincetown Planning Board

January 2, 2002

Members Present: Ellen Battaglini; Anne Howard; Richard Olson

Members Absent: Mindy Baransky, excused; John Paul Grunz, unexcused

The Provincetown Planning Board held a Public Hearing at **7:00 p.m.** on **Wednesday, January 2, 2002**, in the **Judge Welsh Room, Town Hall, 260 Commercial Street, Provincetown.**

Meeting Agenda 7:00 p.m.

Agenda Item - Cape End Manor Mark Latour, Dennis Anderson, Eileen Thomas, and Marilyn Downey identified why the Cape End Manor cannot be feasible at its current location.

Public Hearing

Richard Olson disclosed that he has an aunt at the Cape End Manor, but feels there is no conflict of interest.

Dennis Anderson spoke for the Cape End Manor. While briefly summing up the Manor's "potpourri of problems," Mr. Anderson reported that the Manor's board has been meeting for two years to assess options for the Manor. The board's newest objective is to increase space by building on a new site. Mr. Anderson noted the lack of compliance with regulations on, for example, the number of showers, and the number of parking spaces obviates the need for increased space. He briefly stated that difficulties with a remodel of the current facility preclude that possibility, noting that even staggered closure of sections of the facility would reduce the number of patients and, subsequently, its operating funds. The Manor's board sees its priority as replacing the facility to expand and strengthen the rehab program, and thereby, to improve profitability, he said. Assisted by David Guertin in considering and rejecting various possible sites, the board has determined that Site Y is the best location for a new healthcare campus.

Members of the public were recognized and heard.

--Paul Tasha presented ideas for resolving parking and septic issues to keep the Manor on its current site, some of which included using Motta Field and the cemetery to the Manor's west side. Discussion ensued, as some of his proposals had also been previously considered by the Manor's board.

--Hearing many mentions of a petition on which Mr. Tasha had collected over three hundred signatures, Richard Olson asked to be provided with a copy of it.

--Sally Brophy asked if there would be a limit on expansion if a new site were approved. Mr. Anderson indicated that Site Y is self-limiting as it has wetlands on three sides of it. Ms. Brophy requested clarification on Medicaid reimbursement. Mr. Anderson indicated that there would be reimbursement of building expense whether the Manor was renovated or rebuilt. But, as reimbursement is made in relation to the number of patients served, in the case of renovation the amount would be lower because of the reduced number of patients. Ms. Brophy asked for clarification on HUD financing. Mr. Anderson indicated that HUD financing is possible.

--Robin Evans asked for clarification of the assisted living component of the healthcare campus. Mr. Anderson stated that assisted living is not currently stated by the town as its mission, though he described the potential for an assisted living component, noting the long waiting list for an apartment at Maushope. Ms. Evans expressed concern about the efficacy of expanded rehab facilities, considering the area's previous inability to support such a facility. Mr. Anderson suggested that the inpatient rehabilitation load is moderate and that the same staff would be available for outpatient rehabilitation given the appropriate space.

--For the Manor, Marilyn Downey noted the great need for outpatient rehab on the outer Cape, using her own case in point.

--Mark Latour summed up by stating the need for multiple profit centers, including outpatient rehab and assisted living, because they are profitable; stand-alone nursing homes are not.

The public hearing ended at 7:55 p.m.

Approval of Minutes

Richard Olson moved and Ellen Battaglini seconded the motion to approve the minutes of December 19, 2001 as submitted.

The motion to adjourn was made by Richard Olson and seconded by Ellen Battaglini at 8:17 p.m.

Respectfully submitted
Sheila McGuinness