

Calais Planning Board

June 6, 2017

The meeting of the Calais Planning Board was called to order by Chairman Richard Ramsey at 6:00 PM.

The members present were Chairman Richard Ramsey and Planning Board members Bill Cody, Everett Libby, Herm Gadway, Joan Perry, and Michael Seymour.

Approval of Previous Minutes

Everett Libby motioned to approve the previous meeting minutes, Michael Seymour seconded. All were in favor.

1) Public Hearing

6:02 PM: Nick Delmonaco addressed the planning board with his reason for requesting the zone change from zoning Residential-1 to Residential-1- P for Map 27 portions of lots 193-1, 183-2, and 182. He explained the current zoning and how changing the zoning to R-1-P would be beneficial for a professional office, such as a Veteran's Clinic, because of the location and space available.

Chairman Richard Ramsey addressed the crowd present and asked that those who were proponents of the zone change speak first.

In Favor of Zone Change

Michael Mclean, representing Veterans, expressed that the zone change would be a great because of the ideal spot for a professional office, such as a Veteran's Clinic, and it would keep the business in the area.

Author Carter stated that he once needed an MRI and could not find an appropriate doctor, therefore; he would like more medical services and offices in the area.

Patrick Dow read a letter he had written to the planning board. (insert)

Opposed to Zone Change

John Ramsey questioned the amount of traffic and action the zone change would cause and what the effect would be on property values.

Darrin Mclellan wrote a letter about his concerns. (insert)

Ryan Lilly, Medical Center Director, explained the idea and plans for a new building. (insert)

Comments and Questions by and to the Planning Board

Jim Porter explained that this was just a request for a zone change and many of the concerns that people had could be talked about and taken account for if and when there was a request for a site plan approval. Jim also recommended that Drug Rehabilitation Treatment Clinics be added to the matrix in the Land Use Codes and be prohibited in Residential-1- P zones.

Herm Gadway had questions about the bids for the Veteran's Clinic.

Tim Krug asked Ryan Lilly about the hours of operations and how many visitors there would be for an average day.

Ryan Lilly stated that he did not have access to the bid and had no knowledge of how many and who they were from and that the hours would be similar to the hours at the Veteran's clinic now, 8 a.m. to 5 p.m.

Everett Libby asked Nick Delmonaco about the plan for the rest of the area not being potentially used.

Nick Delmonaco stated that he had no plans at this time for the remaining area.

Vote

Michael Seymour motioned to recommend the zone change to the City Council with the stipulation of Drug Rehabilitation Treatment Clinics be added to the matrix in the Land Use Codes and be prohibited in Residential-1- P zones. Everett Libby seconded. All were in favor.

1) New Business

- a) Black Diamond Consultants, representing Wireless Partners II LLC, River Road Map 37 Lot 205-1, requested a site plan approval to construct a 190' Telecommunications tower and supporting equipment. IND-3 zoning.

Jim Hebert represented Black Diamond Consultants and addressed the planning board stating that Black Diamond Consultants, representing Wireless Partners II LLC would like to construct a 190' Telecommunications tower and supporting equipment on River Road Map 37 Lot 205-1.

Jim Porter asked about the coordinates on the easement and asked about the requirements for a public hearing.

The requirement of a public hearing was waved.

There was concern about the right away and an abutting property.

The Planning Board agreed to set another meeting for Black Diamond Consultants to return with more information.

Adjourn

Everett Libby motioned to adjourn the meeting. The meeting was adjourned at 7:26 PM.

Attested By: Charlotte Sauthwell Date: 6/7/17



BOYD-SMITH POST #9779 CALAIS, ME



TO: CALAIS PLANNING BOARD

RE: STATEMENT OF SUPPORT FOR REZONING FOR NEW VA CBOC FACILITY

MEMBERS OF THE BOARD,

MY NAME IS PATRICK DOW, ADJUTANT FOR VETERANS OF FOREIGN WARS (VFW) BOYD-SMITH POST #9779 OF CALAIS. I AM ADDRESSING YOU TODAY IN SUPPORT OF THE REZONING PROPOSAL FOR THE NEW VETERANS AFFAIRS (VA) COMMUNITY BASED OUTPATIENT CLINIC (CBOC) TO BE LOCATED ON PALMER STREET IN CALAIS.

THE MISSION OF THE VFW IS A SIMPLE ONE, SERVING AND ASSISTING VETERANS IN THE BEST WAY POSSIBLE. THE MISSION OF THE VA IS THE SAME, PROVIDING SERVICES AND THE BEST CARE POSSIBLE FOR VETERANS. THE CBOC FACILITIES ARE A PRIME EXAMPLE OF THE VA'S MISSION, BRINGING HEALTH CARE AND OTHER SERVICES TO RURAL AREAS.

THE CALAIS CBOC ITSELF SERVES OVER 1100 VETERANS OF WASHINGTON COUNTY, WITH THAT NUMBER CONTINUING TO GROW. VETERANS COME TO CALAIS FOR SERVICES SUCH AS CARE OF CHRONIC CONDITIONS, PREVENTATIVE HEALTH CARE, MENTAL HEALTH, LAB WORK AND MANY MORE SERVICES. THE CALAIS CBOC PRIDES ITSELF ON PROVIDING TIMELY, CONTINUOUS AND ACCESSIBLE HEALTH CARE WHICH MAKES IT NOT ONLY A NECESSARY BUT VITAL FACILITY TO ALL VETERANS IN RURAL WASHINGTON COUNTY.

THE VA'S COMMITMENT TO THIS NEW CBOC FACILITY IN CALAIS WILL ALLOW FOR A CONTINUITY OF EXISTING SERVICES VETERANS DEPEND ON. IT IS ALSO OUR HOPE THAT IT WILL ALLOW FOR EXPANDING EXISTING SERVICES, AS WELL AS PROVIDING NEW ONES TO CONTINUE TO IMPROVE HEALTH CARE ACCESS TO OUR RURAL AREA.

IN CLOSING, IT IS WITH THE FULL AUTHORITY OF VFW BOYD-SMITH POST #9779 THAT I PLEDGE OUR SUPPORT AND RECOMMENDATION OF THE REZONING REQUEST FOR THE NEW CALAIS CBOC FACILITY. THANK YOU FOR YOUR TIME AND SUPPORT OF ALL OUR LOCAL VETERANS.

VERY RESPECTFULLY,

A handwritten signature in black ink, appearing to read "Patrick Dow".

PATRICK DOW, ADJUTANT, VFW BOYD-SMITH POST #9779

Darrin Mclellan
30 Spruce St
Calais ME 04619

June 02, 2017

Dear Members of the Calais Planning Board,

First, I apologize for not being able to attend tonight's meeting but I trust Richard Ramsey can relay my concerns to you all about the proposed rezoning of lots 183-1, 183-2 and 182 on Palmer Street in Calais from residential to Residential-1-P.

I own lots 184-17 and lot 184-18 on Spruce St, these lots abut lot 183-1 on Map 27. We have been at this location for 7.5 years and are aware of the run off patterns and drainage of the neighborhood quite well. I fear a 6000' building with the proposed parking will add significant runoff potential in the neighborhood. We already deal with the runoff from the lots at the top of our development as it all runs into the open ditch that runs between us and lot 183-1. There is also a significant amount of drainage from the wetlands behind and on lots 183-2, 1483 and lot 182 that also drains into the ditch on our property line as well as under Palmer Street on the sharp turn roughly at the center of Lot 182. The drainage ditch in front of Lot 182 has overflowed a couple of times annually and runs over Palmer street into the ditch in front of the Methodist Homes. The open ditch to the rear of our property empties into a roughly 18" culvert along the edge of lot 184-19, owned by Peter Drew, then continues into another open ditch to a 12" culvert at the corner of lot 184-20, also owned by Peter Drew. This 12" culvert is insufficient and floods the ditch and street here frequently. I am very concerned about the extra water runoff caused by this proposed project backing up into my basement drain and flooding my basement

My second concern is the neighborhood being ruined by the addition of a 6000⁰sf building and the associated traffic that would come along with it. There is no sidewalk on Palmer St now and walking along it during regular business hours can be hazardous at best. My kids are almost grown now but used that route frequently to ride their bikes to school as well as getting to and from the ballfield. I feel the added traffic would be a major strain on the area. With walking the only way to get around for some of the residences of Palmer Lane Estates and Apple Orchard Lane I feel this would be taking away from those individuals as well.

Noise and light pollution from the facility would also be an issue. If the project is approved we will be looking for a substantial buffer zone between our lots and lot 183-1. If HVAC is added to this building the sound of the compressors will also be a problem with residents within earshot.

It was mentioned in the Planning Board minutes from 4/24/2017 that "the proximity to the hospital, other medical offices and senior housing would be great benefits for having a clinic in this location". I use the VA clinic as my primary medical facility now. All lab work is done through the VA now. They also try to keep any medical appointments or procedures within the VA system. That is not to say that no procedures are done at CRH but the count is most likely not as high as you would imagine. So you can see my reluctance to believe that having the VA clinic in this area would produce any great benefit to us veterans.

In closing I would like to point out that there are other lots on Palmer St that are much better suited for this type of development. The old hospital lot for example and Atlantic Rehabs Nursing home lot too. There is also the lot that abuts Franklin St that runs behind the current Washington Place. Why change the zoning of these particular lots when the space and zoning is already established on parts of the same street?

Thank you for considering these issues.

Darrin Mclellan
30 Spruce St
Calais ME 04619



Department of
Veterans Affairs

Memorandum

DATE: June 5, 2017
FROM: Center Director (00)
SUBJ: Calais Lease Status/Future Space Planning
TO: Calais Planning Board

1. I have been informed that the Calais Planning Board plans to discuss the future of the VA clinic in the town as part of their agenda on June 6, 2017. The information provided below provides details about the status of the current lease and planning for a new leased space in Calais.
2. The current lease has expired and the VA has exhausted both the base lease and all of the available option years on the current lease (10 years total). We are required by Federal Acquisition Regulations (FAR) to solicit for a new lease through full and open competition to ensure fairness to other potential lessors.
3. Per VA requirements, any new lease that we enter into is to be constructed under the Patient Aligned Care team (PACT) design guide (issued June 2015). The PACT design guide creates clinic spaces that facilitate the patient-centered medical home model that was adopted by the VA. Among the salient features of the PACT design are collaborative work areas for practitioners and separate patient/staff corridors and exam rooms that allow for staff to discreetly shift between multiple rooms with Veterans at different stages in their respective medical appointment. This differs from our current model where practitioners typically have their own exam rooms/offices and patients may shift between multiple rooms and stations throughout the course of their medical appointment depending on the nature of their appointment.
4. The Calais CBOC is currently in the process of seeking a space to lease. The solicitation was posted on the Fed Biz Ops website on March 11, 2017 and responses were due on April 7, 2017. The requirements for the new facility are listed in the solicitation.
5. The proposals that were submitted in response to the solicitation are being evaluated by the Contracting Officer. This process is confidential as per the FAR

requirements and when the evaluation is complete and a determination is made the documents will be made available for public disclosure.

6. The Calais CBOC is continuing to operate under a "standstill" agreement which extends the contract under the existing lease conditions until a new contract can be established. The expected date for the opening of the new Calais CBOC will depend on the proposals that were received. Factors influencing the timeline/schedule include the extent of improvements required to create a facility that is suitable for VA clinical operations. The renovations may be minor, or could require a complete purpose built construction of a new facility. A formal timeline to include a construction schedule and expected clinic opening date will be available once the contract is awarded.
7. There is no significant change in expected services available at the new facility. The proposal includes a modest increase of about 1,000 square feet to accommodate the PACT changes described above. The new facility will also have enhanced telehealth capability, and will have some flexibility to add additional services in the future if demand warrants.
8. We would be happy to provide additional updates to this project as details become available and the contracting process progresses.



Ryan Lilly
Medical Center Director