

To: Boothbay Planning Board
From: Mark Eyerman
Subject: Senior Facilities
Date: March 22, 2019

At the last workshop I think the Board decided to see if we could create one use that includes all of the different types of facilities that provide housing and some level of services/care. So here is a proposal to do that:

USE

Since we are lumping a variety of types of facilities that go by various names that have different meanings to different people, I propose that we create a new term for the purposes of the ordinance to try to avoid confusion. Maybe we call the use something like Elder Residential Care Facility. I picked this since the primary occupancy is seniors, we are talking about a place where people live for an extended period of time, and that provide some level of supportive services and possibly medical supervision and care. We would add this use to the Table of Land Uses and delete Congregate Housing/Assisted Living, Retirement Facility, and Nursing Home.

DEFINITION

Here is a first cut at a definition:

Elder Residential Care Facility: A facility that provides long-term housing for residents primarily over the age of sixty-two and handicapped or other individuals who need ongoing residential care together with a program of supportive services for the residents. A facility may also provide medical supervision and care. An elder residential care facility includes, but is not limited to, facilities that are commonly referred to as assisted living, boarding care, congregate housing, Alzheimer's or memory care, nursing homes, long-term care, skilled-nursing care, and rehabilitation facilities. Facilities that provide housing but that do not provide a program of supportive services are not elder residential care facilities.

LAND USE TABLE

At the last workshop there was the suggestion that most of these types of facilities should be on public sewer and water. So the draft table in tabular form reflects that. I added allowance for smaller facilities on septic in a few districts.

District	Elder Residential	Limits
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	Care Facilities	
R	PR	3 – limited to 2,000 SF Must be sewerred if in WPO
R-C	N	
BVC	PR	6 - sewerred
BVF	PR	6 - sewerred
BVMU	PR	6 - sewerred
EBV	PR	3 – limited to 2,000 SF
SG	PR	4- limited to 4,000 SF
RMU	PR	4- limited to 4,000 SF
CC	PR	6 - sewerred
MB	N	
MC	N	
WRP-27	PR	3 – limited to 2,000 SF 6 – sewerred 12 – reuse of existing building
WRP	N	
WP	N	
RP	N	