



January 10, 2012

Re: Doreen Grace Brain Center

Dear Homeowner,

The December 23, 2011 edition of the Enterprise Newspaper contained an article stating that the Doreen Grace Brain Center was earmarked to become a Behavior Mental Health Clinic for Veterans. This was the first indication of anything happening to the Grace Center for quite some time. A subsequent article was in the Cape Cod Times, both articles providing little information other than that Veterans returning from foreign wars would be treated for post traumatic stress disorder, substance abuse, alcoholism, anger management, etc at this Out Patient facility.

I believe that this noble cause surely is a high priority for all of us who truly benefit by our way of life that is indeed supported daily by our military forces. That we have facilities throughout the country is evidence of that priority, and I also believe every one of us here in New Seabury fully support that endeavor. However, the initial reaction by this surprise announcement was that this location seems to be awfully inconvenient for those needing to be treated. That plus a host of other questions associated with the location and its complete lack of support services we feel need some answers.

Since that time we have asked many questions of Town Government and spoken directly to Merrill Blum, Executive Director of the Hyannis based Outreach Center. Blum addressed the Mashpee Board of Selectmen last evening at Public Comment, and Read McCaffrey representing the Peninsula Council Board of Directors also spoke during Public Comment. No further discussion took place.

What we know is that Richard C Grace donated the building to the Nam Vets organization. We know that counsel for both the Grace foundation and the Nam Vets have approached the state Atty. General for purposes of transferring one non-profit to another non-profit. We have asked the Atty. General to slow down the transfer process until we are able to secure more information.

At present, according to Town Management (Tom Fudala-Town Planner), there are no zoning issues since the property is commercially zoned, however changes to the building would be subject to the building inspection process. There is an outstanding tax bill, which the Nam Vets have agreed to pay upon transfer of the property to them.

We are looking for information on the deed that may shed light on whether there are restrictions on use of the land or building and also we believe the property is subject to Architectural Review guidelines. In addition we believe that New Seabury Properties has "Right of First Refusal" which they can exercise as well.



We have communicated with New Seabury Properties who is also looking into this situation from their perspective. We have a number of significant concerns for this sort of facility in this location. Concerns related to a lack of parking, no on street parking, no ancillary support services, narrow and dark roads, safety and security issues, etc. This location is in the middle of a residential community, in a remote part of the Town of Mashpee with absolutely no supporting infrastructure. We have also retained counsel with extensive background in this area of expertise.

This is sent as a general communication at this time. We will continue to represent the best interests of the community as we get further down the road and can determine exactly what is planned. Please share this with fellow homeowners you may know that do not use e mail.

Please continue to provide comments, questions and concerns to the Peninsula Council, attention Mike Richardson. We will communicate regularly and often.

Sincerely  
Joseph Fisher  
President-Peninsula Council

Cc Peninsula Council-Board of Directors  
Cc Peninsula Council-Officers  
Cc Rob Mills Esquire