

## Letter of Intent

Sara and Albert Nadeau  
91 Gear Road  
Gonic, NH 03839

Town Of Madbury  
13 Town Hall Road  
Madbury, NH 03823

March 21, 2012

Town of Madbury Planning Board,

Our intent is to operate an assisted living residence in a newly constructed facility on the property located at 304 Knox Marsh Road (Route 155) to serve the growing population of seniors in Madbury and its surrounding communities. We will be seeking to have the facility licensed by the State of New Hampshire at the Supported Residential Care level (ALR-SRHC) for a maximum of 20 full-time residents. We anticipate a total of 11 full-time equivalent staff to operate the facility.

The existing barn structure on the property will be demolished and the newly constructed assisted living residence will be constructed as shown on the attached Site Plan per the attached architectural drawings. The current use of the existing barn structure as a storage business will cease; the only use of the property will be as an assisted living residence. The estimated opening date is no later than January 2013 upon completion of the construction and licensure by the State of New Hampshire.

We intend to provide the following services to the residents of the assisted living residence:

- 24-hour on-site staff (Registered Nurses and Licensed Nursing Assistants)
- Assistance with activities of daily living (ADL) such as bathing, dressing and eating
- Meals (three per day plus snacks)
- Health care management and monitoring (including medication management)
- Housekeeping and laundry services
- Transportation, either provided or coordinated, to medical and dental appointments
- Recreational activities (both on-site and off-site)

Operational considerations include the following:

- Facility will be staffed/operational 24 hours a day, 365 days a year
- Shift changes will be no earlier than 6 AM and no later than 10 PM
- On-site staff will be at a maximum of six at any time
- Deliveries will be primarily comprised of food and laundry services and are anticipated to occur no more than two times per week during normal business hours
- Visiting hours will be between 8 AM and 10 PM except during emergencies

- Parking includes 16 spaces in concert with or exceeding other local area town ordinance requirements for eldercare facilities; this includes six for staff, four for residents and six for visitors

We look forward to answering any additional questions regarding this proposal at the Planning Board presentation. We may also be reached in the interim via cell phone at (603) 320-1457 (Sara).

Sincerely,



Sara Berndtson Nadeau