



Citizens of Camden for Responsible Zoning

We are alarmed. You should be too.

Misleading economic report: Camden resident and business consultant Dennis McGuirk testified at the November 20th Planning Board hearing that Fox Hill Real Estate's (FHRE) October 17th economic presentation was wildly inflated. FHRE claimed that the annual benefit to Camden would be six times greater than what historical statistical analysis showed. In reality, the facility would provide an economic impact equivalent to 1.5% of the annual retail sales in Camden—certainly not enough money to change Camden's existing zoning laws that preserve neighborhoods as residential.

Big business wins, Camden loses: David Weil of Camden states, "Having been approached as a potential investor, I can attest to the enormous profit potential for the investors of this endeavor." Fox Hill offers extraordinarily high profits that will send millions of dollars to unknown investors from away.

McLean is not the applicant: McClean Hospital is only a potential tenant. There is no guarantee that McLean will sign a lease with Fox Hill, so we shouldn't be swayed by the many articles and proponents that tout their credentials. McLean is completely irrelevant to this commercial spot zoning proposal. Let's keep our focus on the real issue.

Problems nationwide: Recent news from across the country (Maryland, Pennsylvania, California, Florida and Texas, to name a few) shows distraught neighbors and town employees struggling with the unintended consequences of rehabilitation centers in their residential areas. This misplaced hospital, and others that might follow, would put our town and its unique qualities at risk.

**If you are alarmed, join us in urging the Planning Board to protect Camden
by voting NO on December 12th.**

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