



Department of Health and Human Services  
Commissioner's Office  
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TTY Users: Dial 711 (Maine Relay)

June 25, 2014

Ms. Brenda Brown, Owner and Administrator  
Madigan Estates  
Maple Grove Nursing Home  
93 Military Street  
Houlton, Maine 04730

**RE: Addition of 13 SNF/NF Beds**

Dear Ms. Brown:

This letter will serve as notification that, on this date, I have decided to **grant** a Certificate of Need (CON) that authorizes Maple Grove Nursing Home d/b/a Madigan Estates to add 13 dually licensed Skilled/Nursing Facility Beds at its Houlton, Maine location.

The approved capital expenditure associated with this project is \$1,288,000. Any costs exceeding 105% of the approved capital expenditure, or \$1,352,400 will require a subsequent review.

In order for this CON to remain valid, the project must be "commenced" within one year from the date of the original approval, noted above. You must complete implementation reports on your activities as specified for this type of Project (CON Procedures Manual for Nursing Facility Level of Care Projects, 10-149 Chapter 5, Section 71.05, Subsection R). Failure to commence the project within this 12-month period will result in expiration of the CON, unless an extension is obtained, as cited above.

I am granting this CON because I have determined that the project meets the criteria set forth in the CON Act Sec. 335(1) and the Department's regulations. The specific details of the project for which I have granted this CON are contained in the record.

Please be aware that in accordance with Section 346 of the Maine CON Act this Certificate, as modified herein, is valid only for the stated scope, premises and facility named in the above referenced application and is not transferable or assignable.

Furthermore, it should be clearly understood that our analysis and findings regarding the need for the proposed project, as well as its financial and economic feasibility, are predicated on the application record as described in the Manual, 10-149 Chapter 5, Section 71.05, Subsection M. Consequently, the proposal must be implemented consistent with the approval stated in this letter, as informed and clarified by the Department's analysis and findings as summarized in the following Department staff reports:

FINAL REVIEW: Briefing memo Mary C. Mayhew, Commissioner, dated June 23, 2014.

No significant changes to the project, no variations from the projected operating costs, no modifications of the terms of financing the project, and no increase in the capital expenditures to be made are permitted without the prior written approval of the Department. Any such variances may result in either the disallowance of related expenses, financial penalties or the immediate revocation of the CON.

Please work closely with my staff in the Division of Licensing and Regulatory Services (DLRS) to assure that this project is implemented in accordance with the provisions of this Certificate and applicable rules and regulations. As part of this requirement, you are reminded that, prior to any construction, the appropriate DLRS and State Fire Marshal officials must approve all working drawings and construction specifications.

The CON statute requires that a holder of a CON make a written report at the end of each six-month period following its issuance. Details regarding this and related requirements will be made the subject of a separate letter from Health Care Oversight.

My staff will work with you as necessary.

Sincerely,



Mary C. Mayhew  
Commissioner, DHHS

MCM/klv

cc: Kenneth Albert, R.N., Esq. Director, DLRS  
Sarah Taylor, Assistant Director, DLRS  
Herb Downs, Director, Audit  
Colin Lindley, Rate Setting  
Janine Raquet, AAG  
File