

MAINE STATE LEGISLATURE

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AUGUSTA, MAINE

S T A T E O F M A I N E

R E P O R T

O F T H E

J O I N T S E L E C T C O M M I T T E E T O S T U D Y T H E D I S P O S I T I O N
O F F A C I L I T I E S A T H E B R O N

T O T H E

O N E H U N D R E D T H L E G I S L A T U R E

AUGUSTA

MARCH 1961

MAY 17 1961

STATE OF MAINE

IN HOUSE January 10, 1961

ORDERED, the Senate concurring, that a Joint Select Committee of four (4) on the part of the House and three (3) on the part of the Senate be appointed to study the disposition of property owned by the State of Maine formerly occupied by the Western Maine Sanatorium .

The Committee shall make a complete inventory of assets and make recommendations as to how they might best be utilized by the people of the State of Maine. If no proper use for the property can be found, the Committee will recommend measures to effect the disposal of said property, and the Committee will report such recommendations to the 100th Legislature.

HP 127

HOUSE OF REPRESENTATIVES

IN SENATE CHAMBER

READ AND PASSED

JAN 11 1961

JAN 10 1961

READ AND PASSED
IN CONCURRENCE

SENT UP FOR CONCURRENCE

CHESTER T. WINSLOW
SECRETARY

HARVEY R. PEASE
CLERK

NAME: (WHITMAN)

TOWN: Woodstock

Reproduced and distributed under the direction of the
Clerk of the House.

3/3/61

ESTABLISHMENT OF COMMITTEE

In accordance with Joint Order, the following Committee was appointed:

Senator Norman S. Chase, Senate Chairman

Senator James S. Stanley

Senator Romeo T. Boisvert

Representative Gilman B. Whitman, House Chairman

Representative Raymond H. Bradeen

Representative John E. Gill

Representative Sidney D. Maxwell

March 1961

Honorable Members of the 100th Legislature:

The Committee established by the 100th Legislature, to study the disposition of property owned by the State of Maine, formerly the Western Maine Sanitorium, submits the following report for your consideration.

It is the considered conclusion of the committee that the State of Maine has a tremendous investment in this institution. To serve the best interests of the taxpayers of the State, this investment should be utilized if a proper use can be found.

We approached the problem in the following manner:

1. Assess and inventory existing assets.
2. Explore needs of the State.
3. Determine the adaptability of the site and buildings.

Representative Gilman B. Whitman
Joint Select Committee to Study
Disposition of Western Maine Sanatorium

Dear Mr. Whitman:

We are submitting the following information in connection with your investigation of Western Maine Sanatorium. We believe this will be of interest to the Committee during its deliberations in regard to the future use of the institution.

1. Water Supply

Water is provided by the Hebron Water Company from Hall Pond. This company is controlled by Hebron Academy. Water is supplied through a 6" main with a static water pressure of fifty (50) lbs. A 6" main supplies the hydrants with 2" lines extending to the individual buildings.

To properly supply any future institution at this site, a storage tank should be constructed that will provide sufficient pressure to service the buildings and a sprinkler system.

2. Central Heating Plant

The boiler room contains three hand-fired boilers which the insurance company has given us permission to operate on a temporary basis pending disposition of the institution. These are 125 HP boilers - two of them are about sixty-five years old and the third is about thirty-five years old.

A new central heating plant must be provided for any future institution.

3. Laundry

The laundry, which is in the boiler house, was recently furnished with new equipment. It has the capacity to serve approximately 150 to 200 people, based on an eight-hour shift.

4. Sewage Disposal

A new sewage disposal system was constructed about three years ago with a design capacity for about 200 people. The consulting engineer has advised us that this might accommodate up to 275 people as a maximum. The original design included a disposal field but this was not constructed.

5. Power

Power is furnished to the institution by the Central Maine Power Company.

6. Buildings

The buildings which could be used for a new institution include the Power House, Administration Building, Superintendent's Residence and the farm buildings. The patients' cottages are obsolete and unsuitable for any other use. These should be razed.

The Administration Building probably would require a complete renovation, including new radiation, new wiring, new water lines and the installation of a sprinkler system.

The Boiler House probably could continue to serve for the central heating plant with some renovations.

The Superintendent's Residence probably would need minor renovations and repairs.

7. Site of the Institution

The institution contains 500 acres of which approximately 130 acres are tillable; 20 acres are in orchards which contain 450 trees from which over 2500 bushel of apples were harvested last year; 300 acres are in timber with selective cutting providing about \$800 to \$1,000 worth of pulp and lumber per year. The balance of the land consists of the grounds in the immediate vicinity of the institution.

We suggest that the Committee members visit the institution at their convenience to personally inspect the property.

Sincerely yours,



NIRAN C. BATES
STATE DIRECTOR OF PUBLIC IMPROVEMENTS

February 1, 1960

WESTERN MAINE SANATORIUM - INSTITUTION

	<u>C P R VALUE</u> <u>6/30/60</u>	<u>INSURANCE</u> <u>VALUATION</u> <u>6/30/60</u>	<u>C P R</u> <u>EQUIPMENT</u> <u>VALUE</u>
LAND	\$ 130.50		
BUILDINGS			
Administration Building	91,560.38	\$191,000.00	\$16,749.68
Cottage "A"	49,541.27	70,000.00	1,830.54
Cottage "B"	19,199.44	54,000.00	588.07
Cottage "C"	42,180.63	75,000.00	2,778.87
Cottage "D"	45,719.30	77,000.00	1,757.60
Superintendent's House	8,835.32	16,500.00	2,780.87
Cushman House	3,777.01	5,000.00	211.00
School House	7,175.45	14,000.00	168.88
Hen House (Camp)	56.15	600.00	8.00
Carpenter Shop	1,094.32	2,000.00	1,615.97
Paint Shop	1,970.50	2,500.00	161.92
Craft Shop	1,823.63	1,800.00	221.80
Machine Shop	1,418.68	3,000.00	3,397.53
Garage	1,530.39	3,000.00	
Power House and Laundry	33,040.38	69,000.00	16,234.23
Total Buildings	\$308,922.85	\$584,400.00	
STRUCTURES AND IMPROVEMENTS			
Grounds and Roads	\$ 5,120.18		2,726.88
Telephone System	1,495.75		
Lighting System	6,392.99		
Water System	16,775.27		
Sewerage System	22,309.05		
Fire Pumps and Hydrants	4,739.10		
Coal Pocket	2,515.38		
Gate Posts	380.29		
Total Structures & Improvements	\$ 59,728.01		
EQUIPMENT	\$ 51,231.84	55,100.00	
Total	\$420,013.20	\$639,500.00	\$51,231.84

WESTERN MAINE SANATORIUM







HEBRON, MAINE

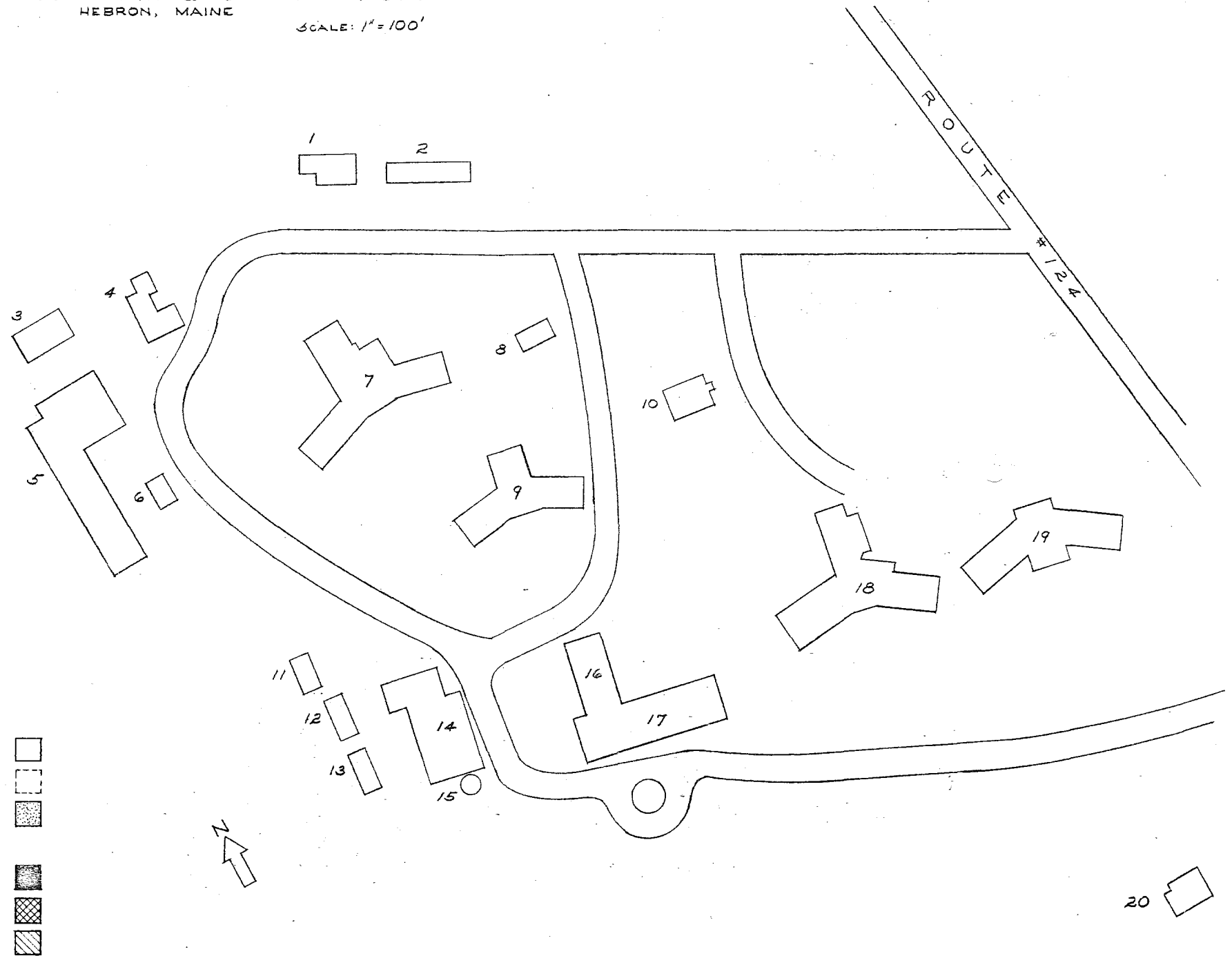
SCALE: 1" = 100'

BUILDING	LOCATION NO
ADMINISTRATION BUILDING	17
BARN	5
CARPENTER SHOP	12
COTTAGE A	7
COTTAGE B	9
COTTAGE C	18
COTTAGE D	19
CRAFT SHOP	8
FARM COTTAGE	4
GARAGE	2
HEATING PLANT & LAUNDRY	14
HELP'S ROOMS	1
ICE HOUSE & CREAMERY	6
KITCHEN	16
MACHINE SHOP	13
PAINT SHOP	11
ROOT CELLAR	3
SCHOOL HOUSE	10
STEEL TANK	15
SUPERINTENDENT'S HOUSE	20

NOTE:
 * * NEW BUILDING
 * MAJOR RENOVATION

L E G E N D

EXISTING BUILDINGS	
BUILDINGS TO BE DEMOLISHED	
NEW BUILDINGS & MAJOR RENOVATIONS APPROVED BY THE 98TH LEGISLATURE	
PROPOSED BUILDINGS & MAJOR RENOVATIONS 1959-60 BIENNIUM	
1961-62 BIENNIUM	
1963-64 BIENNIUM	



WESTERN MAINE SANATORIUM - FARM

	<u>C P R VALUE</u> <u>6/30/60</u>	<u>INSURANCE</u> <u>VALUATION</u> <u>6/30/60</u>	<u>C P R</u> <u>EQUIPMENT</u> <u>VALUE</u>
LAND	\$ 6,644.50		
BUILDINGS			
Bull Barn	\$ 1,064.00		
Cow Barn	5,827.93	\$ 62,500.00	
Stable	12,200.35		
Cremery	1,000.00	3,000.00	
Wagon Shed	1,219.00	2,500.00	
Potato House & Vegetable Cellar	1,554.72	4,000.00	
Piggery	2,633.77	7,500.00	
Slaughter House	828.57	2,000.00	
Tool Shed	1,136.78		
Green Barn #2	1,000.00	3,500.00	
Pig Shelter	56.15	600.00	
Farm Cottage	2,033.33	5,000.00	
Whittemore House	2,711.94	7,000.00	
Total Buildings	<u>\$33,266.54</u>	<u>\$ 97,600.00</u>	
EQUIPMENT	<u>\$13,443.44</u>	<u>\$ 5,400.00</u>	
Piggery			\$ 50.00
Crops			4,127.40
General			8,602.24
Lumber and Wood			663.80
PLANT AND EQUIPMENT TOTAL	<u>\$53,354.48</u>	<u>\$103,000.00</u>	<u>\$13,443.44</u>

EXPLORATION OF NEEDS OF THE STATE

The following suggested uses were explored:

State Home for the Aged

Alcoholic Rehabilitation Center

Area Vocational School

State Experimental Farm

State Research Laboratory

State School for Boys

STATE HOME FOR THE AGED

Although this type of institution has been much discussed and in some places established, it has been found that such a program is neither as economical or desirable as the program we now have in Maine. By establishing the old folks in private homes as we now do, we allow them to become part of a family and community life that gives them a more meaningful existence, then would be so if we were to institutionalize them, which at the same time would be more costly.

ALCOHOLIC REHABILITATION CENTER

Many of the arguments mentioned against the previous suggestion apply to this idea as well. We are doing very little in this field at the present time and, if more funds were available, they would probably be better spent at the local level.

AREA VOCATIONAL SCHOOL

Because of the non-resident nature of such a school, the remoteness of the location would make it impractical for this purpose. Obviously, where the entire student body must commute to and from classes every day, the school should be located in the most central and easily accessible place.

STATE EXPERIMENTAL FARM

The University of Maine has considered establishing such an installation. However, such a project in order to be completely efficient, should be located adjacent to or relatively near the University in order that laboratory and scientific services already provided by the University would be available. Furthermore, the University has concluded that such a project would be impossible at this time, as there are many other needs of greater importance to improve the University for which funds are not available.

STATE RESEARCH LABORATORY

The same reasons as stated above rule out the practicality of such application to this site.

STATE SCHOOL FOR BOYS

This being a resident type institution of a more or less self sufficient nature, the site could possibly be adapted to accommodate it. It is entirely within the realm of possibility that the State School for Boys could very well operate at this location. Despite arguments for and against this suggestion, the idea should not be rejected without having first completely explored this possibility.

ADAPTABILITY OF THE SITE & BUILDINGS

It is the considered opinion of the Committee that because of the location of the site, it could only be utilized as a resident type institution. There is no question that the practicality of such an institution, on the location, has been proven by the fact that the Sanitorium was operated here successfully for many years and only because the need no longer existed, was it closed.

The Hebron site formerly known as the Western Maine Sanitorium is located approximately 14 miles from Lewiston where any type of medical and professional services would be readily available. The Central Maine General Hospital is located in Lewiston as well as a mental health clinic, etc.

Personnel for maintenance and operation is readily available in the town of Hebron and surrounding communities. The Sanitorium formerly employed from eighty to ninety personnel with no apparent difficulty in recruitment.

The local community is accustomed to having a state institution and would welcome any further use that the state might make of the location.

Many of the existing buildings could be made serviceable with some renovations and alternations to suit the particular need.

The buildings formerly used as patient cottages should be demolished. However, new buildings could be erected on those foundations at tremendous savings.

More than enough land would be available for any future expansion necessary.

Many of the fundamental requirements of such an institution are already available, such as water supply, electric power, heating plant, sewerage system, fire hydrants, landscaped grounds, roads, etc.

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RECOMMENDATIONS :

The Committee recommends that the Bureau of Public Improvements be directed to develop plans and cost figures for the following projects.

1. Necessary renovations of the administration building.
2. Cost of razing former patient cottages.
3. Plans and specifications of suitable cottages to house boys, which are adapted to dimensions and designed to be built upon the present foundations if such would be feasible.
4. Costs and specifications of other repairs, renovations and necessary additions required to accommodate the School for Boys.