

FAQs

Recovery House
for Women with
Children

35 N. TANNERY ROAD
WESTMINSTER



Updated October 1, 2025

As this is a dynamic project, the FAQs will continue to be updated as the project develops, and new information becomes available.

How many people will live at the house?

A maximum of eight people, including staff, will live at the house. The count of women and children in residence will vary depending on the family situations, but the total number of residents will not exceed 8 people.

What zoning changes are required to operate this recovery house?

None. The recovery home will operate within the current zoning regulations, with no more than eight people at any given time.

What are your plans to develop the property beyond the existing structures?

We have no plans for additional development. The property meets the rural farmette profile the Mission was seeking. As a supportive recovery residence — not a healthcare facility — the existing home, green spaces, and farm outbuildings provide the ideal environment for healing and recovery.

- **Preservation of Landscape:** No major changes to the property's natural features are planned. We are committed to maintaining the serene, rural environment essential for recovery.
- **Animal Care and Habitat Maintenance:** We plan to care for and preserve existing animals and their habitats, ensuring proper maintenance and support.
- **No New Development:** The property will remain largely as it is, with no new significant structures planned.
- **Environmental Stewardship:** We view this property as a community asset and are committed to responsible stewardship, ensuring it remains a supportive space for residents and a benefit to the surrounding area.

What is the status of the planned property renovations?

- We've expanded the septic system to ensure it can support the planned adjustments to bedrooms and bathrooms (all within the existing footprint of the house).
- Road improvements and required tree removal work are scheduled for October.
- We're soliciting bids for renovations including the installation of a sprinkler system, HVAC upgrades, roof replacement, and enhanced interior and exterior accessibility. That work is expected to begin in November, with interior renovations targeted to conclude by early 2026.
- Future improvements include additional exterior enhancements such as fencing and added storage.

Are there any concerns from the Environmental Review that need to be addressed?

The Environmental Review Record did raise one question regarding noise impacts, because the project is located adjacent to a rail line. Westminster Rescue Mission committed to completing a Noise Study and mitigating any noise levels above accepted thresholds. That Noise Study has now been completed, and its findings indicate that noise levels are within acceptable limits, and no mitigation measures are necessary.



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What improvements are being made to the roadways, and when will they occur?

Along with security, one of our top priorities is ensuring appropriate access to the property — including exploring the repair and reopening of the driveway from Tannery Road. Over the past several months, we've consulted with contractors, reviewed cost estimates, and carefully considered safety and environmental impacts to evaluate both the Brehm Road and Tannery Road access points. Through this process, we found that reopening the Tannery Road entrance is not currently feasible due to cost, complexity, and the disruption it would involve — though we remain open to revisiting this option in the future.

Since we will be using the Brehm Road entrance for the foreseeable future, we've committed to the following improvements beginning in early to mid-October:

- Removing hazardous trees on our property and a neighboring property
 - Stabilizing the back driveway (clearing debris, improving drainage, and preventing runoff into Tannery Road)
 - Repairing the shared road off Brehm Road (filling potholes and leveling the surface) within easement limits
- We are committed to being responsible stewards of shared infrastructure and will continue to keep our direct neighbors informed as work progresses.

How will emergency services be able to safely and reliably locate the property?

Our team is working with the County Department of Public Safety to take appropriate measures to ensure emergency response. The property will be clearly marked for easy identification by emergency responders.

What kind of security will be in place?

Similar to our main campus, the property will be equipped with a security system that includes indoor and outdoor cameras to monitor activity.

In addition to physical security measures, our policies and procedures will provide clear guidance for staff and residents on interactions with neighbors, managing noise levels, curfews, vehicle use, and other behaviors to ensure respectful conduct within the house and the larger community.

What is the financial viability of this program?

The Westminster Rescue Mission has developed a 3-year financial plan for the operation of this property, which has been reviewed and approved by our board leadership. We approach this significant project with careful planning to ensure long-term sustainability.

In addition to the funds secured to purchase the property, key funding sources include:

- Grants from the health department for start-up costs and day-to-day operations.
- A private donor fund specifically dedicated to the ongoing care of the animals on the property.
- Pledges and contributions from community members and donors to support the program's continued success.

This multifaceted funding approach ensures the program is positioned for both immediate and long-term financial viability. The Mission has complied with all grant requirements and will continue to do so throughout this project. We remain committed to ensuring that the recovery home serves the community effectively while addressing all relevant guidelines.



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