



MINUTES

The Salisbury Board of Appeals met in regular session on November 7, 2024, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

Shawn Jester, Chair
Sandeep Gopalan, Vice Chair
William Hill
Maurice Ngwaba

ABSENT MEMBERS:

Edward Torbert
Miya Horsey

CITY STAFF:

Henry Eure, Deputy Director
Beverly Tull, Recording Secretary
Laura Ryan, City Solicitor

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Mr. Jester called the meeting to order at 6:00 p.m.

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MINUTES:

Upon a motion by Mr. Gopalan, seconded by Mr. Hill, and duly carried, the Board **APPROVED** the minutes of the October 3, 2024 meeting as submitted.

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Mr. Eure administered the oath to anyone wishing to speak before the cases heard by the Salisbury Board of Appeals.



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**RE: Case #202401104 – CONTINUED - Greenlake Adult Medical Daycare Services, LLC
– Special Exception to Operate at Daycare Facility – 224 Phillip Morris Drive – Light
Business & Institutional District.**

Ms. Annette Dhannie and Mr. Martinez Blake came forward. Mr. Eure presented and entered the Staff Report and all accompanying documentation into the record. Mr. Eure explained that the applicant proposes establishment of an adult daycare service for up to 30 clients. Board approval of a Special Exception for the adult daycare facility is requested.

Ms. Dhannie explained that this service is beneficial to the elderly who are left alone in their homes as it gives them a place to go to get help with medical appointments, labs and medications.

Mr. Ngwaba thanked Mr. Eure for the detailed Staff Report. He questioned Ms. Dhannie if she anticipated the number of clients increasing. Ms. Dhannie responded that the space allows for them to have 30 clients per the State regulations. Mr. Ngwaba questioned who would occupy the offices. Ms. Dhannie responded that the offices would be operated by the Administrator, a nurse, a psychiatric nurse practitioner, a physical therapist, an occupational therapist, and the last office would be used as a quiet room.

Mr. Gopalan questioned Ms. Dhannie if she had run an adult medical daycare before. Ms. Dhannie responded that she is a registered nurse that works with two (2) facilities in Baltimore City and that she has helped someone open a daycare facility. Mr. Gopalan questioned how long Ms. Dhannie had been a registered nurse. Ms. Dhannie responded that she had been a registered nurse for seven (7) years at one (1) facility and approximately three (3) to four (4) years at the other facility. Mr. Gopalan questioned if there were regulations that she had to adhere to. Ms. Dhannie responded that the State has regulations that she must adhere to and that they will do an inspection before she can open. Mr. Gopalan questioned the type of insurance that is needed. Ms. Dhannie responded that the facility would have insurance and some of the professionals will have liability insurance. Mr. Gopalan questioned how the biohazard would be disposed of. Ms. Dhannie responded that there will be a designated area for biohazard waste and a contract with a biohazard company to pick it up for disposal.

Mr. Ngwaba questioned if the exam rooms should have sinks. Ms. Dhannie responded that they are not required to have sinks in the exam rooms but there are plenty of sinks in the bathrooms and breakroom and hand sanitizers will be in the exam rooms. Mr. Eure added that the State will do an inspection and let her know if they will require additional sinks.

Mr. Jester questioned the comment in the Staff Report about the need for these types of facilities. Mr. Eure explained that the comment was strictly Staff's opinion but that there are aging members of the community that could benefit from this type of resource. Ms. Dhannie added that this is a medical daycare and reiterated that they can assist with medications, labs, and medical



appointments.

Mr. Jester questioned if Ms. Dhannie was local. She responded that she is from Odenton, Maryland but has worked all around Maryland and that she couldn't find a medical daycare on the Eastern Shore.

Mr. Jester questioned if there would be an issue hiring nurses to staff the facility as he has heard that there is a nursing shortage. Ms. Dhannie responded that she believes that they will be able to adequately staff the facility with nurses and discussed being able to utilize LPN's and medical assistants. Mr. Jester questioned when they were looking to open the facility. Ms. Dhannie responded in the next few months. Mr. Blake added that he anticipated being able to open in February or March.

Mr. Gopalan questioned if a medical daycare was highly regulated. Ms. Dhannie responded in the affirmative. Mr. Blake added that he had done research and that the partners have the ability to operate this facility even at a partial capacity. He stated that there is not a facility in Salisbury that can do what this facility is offering.

Mr. Jester questioned if the clients would be the same each day. Ms. Dhannie responded in the affirmative and explained that the nurse practitioner would have to do an assessment to determine eligibility, followed by the State doing an assessment to approve the clients admittance to the program. Mr. Jester questioned who would be responsible for the bill. Ms. Dhannie responded that the majority of the clients insurance, Medicaid or Medicare, would be responsible for the bill but there will be some self-pay clients.

Upon a motion by Mr. Gopalan, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the requested Special Exception for Greenlake Adult Medical Daycare Services, LLC for a Daycare Facility for the elderly and handicapped, based on the criteria listed in Section V(c) of the Staff Report.

The Board vote was as follows:

Sandeep Gopalan	Aye
Maurice Ngwaba	Aye
William Hill	Aye
Shawn Jester	Aye



City of Salisbury

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ADJOURNMENT

With no further business, the meeting was adjourned at 6:34 p.m.

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury Department of Infrastructure and Development Department.

Shawn Jester, Chair

Nick Voitiuc, Secretary to the Board

Beverly R. Tull, Recording Secretary