

FAQs

Recovery House
for Women with
Children

35 N. TANNERY ROAD
WESTMINSTER



How many people will live at the house?

A maximum of eight people, including a live-in caretaker, will live at the house. This program may include support for women who are pregnant. 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 as it is, with no new significant structures planned. While we want to be transparent, and do not mean to mislead in any way, like any homeowner we can't predict if we'll need to add a shed, enlarge a sunroom, etc, but we have no plans to build other significant structures on the property.
- **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.



Currently, the property lacks operational frontage on a main road and requires the use of a one-lane shared gravel driveway. How will mothers and their children, staff and others access it, and how will emergency services be able to safely and reliably locate the property?

Along with ensuring security, one of our top priorities is to ensure appropriate access to the property, including working towards the repair and reopening of the driveway access from the residence to Tannery Road. This will help support the privacy of our residents and minimize the use of the shared road. Additionally, our team is working with the County Department of Public Safety to take appropriate measures to ensure an emergency response. The property will also be clearly marked for easy identification by emergency responders.

What is the status of the well and septic systems?

Questions have been raised regarding the property's well and septic systems. While not a requirement for the purchase of the property, the state has noted that the project has complied with state regulatory requirements related to these systems.

A review of the well and septic systems was completed.

- The Carroll County Health Department approved a permit for the installation of a new septic tank on the property on December 10, 2024 (Permit #63810-SR).
- The well was evaluated, and yield tests were conducted at the property in November 2024. This information was reviewed as part of the purchase agreement for the home.

The Mission is committed to partnering with the Carroll County Health Department to maintain adherence to all applicable environmental health laws and standards.

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

The Environmental Review Record noted the environmental issue of noise. Carroll County noted the location of the rail line on the ERR checklist and the Westminster Rescue Mission will complete a Noise Study and mitigate any noise above acceptable levels.

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.



Contact Us :  WomensRecovery@WestminsterRescueMission.org
 www.WestminsterRescueMission.org/womens-recovery
 410-848-2222

Recovery Housing for Pregnant Women and Women with Children Program

What type of recovery residence is planned?

The program is a **supportive recovery residence**, not a large healthcare facility. It provides a safe and nurturing environment for women to focus on their recovery while maintaining and strengthening their bond with their child(ren). Key features include:

- **Dedicated staffing:** The property will be staffed by a live-in caretaker; a House Manager and a Recovery Coordinator/Case Manager will also support the project.
- **Small and Family-Oriented:** The residence will house two-four mothers and their children with a maximum capacity of eight individuals (including live-in caretaker) in compliance with zoning regulations.
- **Localized Support Services:** The program will leverage services at the nearby Westminster Rescue Mission, reducing the need for additional traffic or activity in the neighborhood.

Is this a detox center or halfway house?

No, this is neither a detox center nor a halfway house. The residence is not a treatment facility. While the women living here may be early in their sobriety, they will not be undergoing detox on-site.

Instead, this program provides a **supportive, structured environment** where mothers and their children can live together as they work toward recovery. The focus is on offering stability, healing, and the resources necessary to build long-term independence and strengthen family bonds.

What are the recovery goals for the mothers?

The recovery residence is designed to equip mothers with the skills, support, and resources they need to rebuild their lives and achieve long-term independence. Key goals include:

- **Employment and Continuing Education:** Supporting mothers in securing employment or pursuing educational opportunities to enhance their career prospects.
- **Life Skills Development:** Providing training in essential skills such as budgeting, parenting, and healthy living to promote personal and family well-being.
- **Independent Living Preparation:** Guiding mothers to develop the skills necessary for eventual transition to fully independent living outside the recovery residence.
- **Sober Living Skills:** Encouraging and supporting mothers in maintaining sobriety as they navigate daily life and responsibilities.

These goals focus on empowering mothers to create stable, fulfilling lives for themselves and their children.



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What is the oversight of the program?

The program will operate under the **Maryland Certification of Recovery Residences (MCORR) – Level 3: Supervised**, adhering to the **National Alliance for Recovery Residences (NARR) Quality Standards**. These rigorous standards ensure the program maintains a structured, supportive environment for residents.

In addition to meeting state certification requirements, the program will benefit from collaboration with a network of local partners who are committed to providing a safe and nurturing environment for recovery. These partners include:

- Health systems,
- Government agencies,
- Law enforcement, and
- Mental health organizations.

This combination of certification and community partnership ensures the program operates with accountability, professionalism, and a focus on the well-being of its residents.

When will the women and children move in?

The caretaker will move into the property shortly after closing to ensure proper care for the animals and maintenance of the property. However, the recovery home will not begin operating for several months.

During this time, we will:

- Hire and train staff,
- Furnish the house,
- Install security systems,
- Complete driveway (off of Tannery Rd) repairs, and
- Address other necessary house projects.

This preparation period ensures that the home is fully ready to provide a safe, supportive, and welcoming environment for residents.

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.



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Grant Considerations

Has the project complied with grant funding requirements?

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.

Communications and Outreach Background

Which neighbors were mailed the announcement letter regarding the public hearing?

On December 30, 2024, letters were mailed to property owners immediately surrounding 35 N. Tannery, including addresses in close proximity on Tannery Rd, Brehm Rd, Nathans Dr, Clear Spring Dr, and Kelly's Ct. The letters were hand-delivered to the Westminster Post Office for mailing.

Where were signs announcing the public hearing placed?

Three signs were placed in the neighborhood. The first was placed at the edge of the property along the shared drive, as advised by the County and in accordance with their established policies. The second was placed at the intersection of Brehm and the access road, and the third on Kelly's Court.

What other communication channels were used to share information with Tannery Rd neighbors and the community prior to the public hearing on Thursday, January 16, 2025?

- Neighbors who contacted the Westminster Rescue Mission received individualized follow-up correspondence via phone, email and/or text.
- A Community Information Session was identified as an opportunity for additional communication after receiving initial questions and concerns from neighbors. WRM quickly organized and held the event on Monday, January 13, 2025. The session focused on providing an overview of the community needs to be addressed, the program, and the suitability of the property, while also offering an opportunity for neighbors and the community to ask questions. To spread the word, WRM reached out to neighbors already in correspondence with the Mission and requested their assistance in sharing an invitation to this session with all the neighbors in the community surrounding Tannery Rd. Given the tight timeframe, the Mission focused on utilizing word of mouth, the internet and social media to share the details. Supplementary notices were also added to the three public hearing signs placed by the Mission. Additionally, the County was able to share details of the event with neighbors who contacted them.

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



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