 The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

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February 18th, 2025

Via email - ekretchmer@kb-law.com Emily B. Kretchmer, Esq.

Krokidas & Bluestein LLP 600 Atlantic Ave

Boston, MA 02210

Final Action: Notice of Determination of Need

Lasell Village, Inc. DoN # NONE-24030510-CL Dear Attorney Kretchmer,

This shall serve as notification that, based on the information provided by the Applicant and staff analysis, and pursuant to M.G.L. c. 111, § 25C and the regulatory provisions of 105 CMR

100.000 et seq, including 105 CMR 100.630 (A)(1), I hereby approve the application for Determination of Need (DoN) filed by Lasell Village, Inc. (Applicant) for approval of a conservation project for renovations to restore and sustain Lasell House, located at 120 Seminary Avenue Newton, MA 02466. The Conservation Project makes changes to the existing facility and will decrease the licensed bed count at Lasell House from 38 licensed Level II beds to 23 licensed Level II beds. The capital expenditure for the Proposed Project is $6,703,239.35 (June 2024 dollars). This Notice of Final Action incorporates by reference the Memorandum concerning this Application and is subject to the conditions set forth therein, which include the conditions imposed in the DoN approval for DoN application #4-1299 dated January 22, 1996.

In compliance with the provisions of 105 CMR 100.310 A (2) the Holder shall submit an acknowledgment of receipt to the Department (attached).

In compliance with 105 CMR 100.310(A)(12), which requires a report to the Department, at a minimum on an annual basis, including the measures related to achievement of the DoN factors for a period of five years from completion of the Proposed Project, the Holder shall address its assertions with respect to all the factors.

Please notify the DoN Program at DPH.DON@State.MA.US of the anticipated completion date of all the components of the DoN-approved Project once it has been established. Additionally,

send an email confirming the Project's completion (licensure/ amended licensure approval date) and the first day of operations to determine the annual DoN reporting timeline.

Ongoing compliance with the conditions and all terms of the DoN is, pursuant to the Regulation, a precondition to the filing of any future DoN by the Holder.

[signature on file]

Robert Goldstein, MD, PhD

Commissioner, Massachusetts Department of Public Health

cc:

Dennis Renaud, Director Determination of Need Program

Teryl Smith, Director, Bureau of Health Care Safety and Quality Jaclyn Gagné, Chief Deputy General Counsel, Health Care Licensure

Stephen Davis, Director, Division of Health Care Facility Licensure and Certification Judy Bernice, Division of Health Care Facility Licensure and Certification

Hilary Ward, Division of Health Care Facility Licensure and Certification Samuel Louis, Office of Health Equity

Jennica Allen, Division of Community Health Planning and Engagement Elizabeth Maffei, Division of Community Health Planning and Engagement Katelyn Teague, Division of Community Health Planning and Engagement Emily Williamson, Center for Health Information and Analysis

Katherine Mills, Health Policy Commission

Christopher King, Executive Office of Health and Human Services Robin Lipson, Executive Office of Aging and Independence Tomaso Calicchio, Executive Office of Health and Human Services Hai Nguyen, Executive Office of Health and Human Services Elizabeth Almanzor, Center for Health Information Analysis