



**TOWN OF PITTSFIELD
ZONING BOARD OF ADJUSTMENT
TOWN HALL, 85 MAIN STREET
PITTSFIELD, NH 03263**

MEETING MINUTES of Thursday, July 12, 2018

CALL TO ORDER

The Zoning Board of Adjustment Meeting for July 12, 2018 was called to order by Mr. Hetu 7:03p.m.

MEMBERS PRESENT

James Hetu
Jason Rokeach
Scot Palmer
Brigham Bosen
Pat Heffernan

OTHERS PRESENT

Pittsfield Residents: Donna Ward, Paul Richardson, Jim Thyng, Dan Ward, Scott Ward, Lisa Ward, Rick Taylor, Louis Houle, Bill Miskoe, Weston Martin, Debby Boyce, Jean Tyrell, Candi Tibbetts, Linda Freese, Spencer Gauthier, Thomas Hitchcock, Clayton Wood, Jody Cunningham, Ron Tyrell, Alan Paradise, Mary Paradise, George Freese, Bruce Tibbetts, Jeff Weaver, Joan Osborne, and Stephen Colby.

Others Present: John Cronin, Cronin, Brissen, & Zalinsky; Grant Ohlund, Teen Challenge; Aaron Burtzell, Teen Challenge; Chad Wilson, Teen Challenge; Dave Mara, Governor's Office; Hector Andujar Jr. , Teen Challenge; Andrew Mikols, Teen Challenge; Zach Brewster, Teen Challenge; Alan B. Kinlaw, Teen Challenge/Pastor Gospel Light COG – Concord; Kelly Murphy, Sisters of Holy Cross; Joseph Almeida, Destefano Architects; Charles Woods, Barnstead NH; and Stephen Gadomski, Teen Challenge Executive Director.

Other Public Officials: Peter Pszonowsky, Pittsfield Fire Chief; Don Tyler, Fire Marshall; Carol Richardson, Selectman; and Carl Anderson, Selectman.

Pittsfield Staff: Jim Pritchard, Zoning Secretary and Cyndi Hetu, Recording Secretary.

CONTINUED CONSIDERATION OF DONNA WARD'S MOTION FOR REHEARING OF PITTSFIELD SELF-STORAGE'S APPLICATION FOR A SPECIAL EXCEPTION FOR A SELF-STORAGE FACILITY ON HIGH STREET, TAX MAP R-15, LOT 30, IN THE LIGHT INDUSTRIAL/COMMERCIAL ZONING DISTRICT.

The Chair asked everyone to sign in and silence all cell phones.

Chief Pszonowsky informed the Chair there were too many people in the room and they would have to take about five or six people out because they were at capacity. He asked the board members to speak up so others could hear them.

Mr. Bosen recused himself.

The Chair asked Mrs. Ward if she had anything new to add to their prior discussions and to summarize things for Mr. Heffernan who wasn't at the last meeting. Mrs. Ward explained that she wasn't given notice regarding the self-storage and that she is an abutter and wasn't able to bring her concerns to the board. The Chair explained they have been giving Mr. Heffernan all correspondences regarding the matter.

The Chair opened the hearing to the public.

Mr. Cronin of Cronin, Bisson, & Zalinsky (lawyer to Mr. McDonough, Pittsfield Self-Storage) said the statute defines the abutter deserving notice and another kind of an abutter being someone having special interest that may be different than someone in the community. They don't contest that Ms. Ward might be an abutter that might have an interest in the case but they disagree that she an abutter deserving express notice under the statute as she does not directly abut the property under any definition of the ordinance. The only thing under the Zoning Board jurisdiction and consideration is the lot where the proposal goes. If there is a condition on the variance which they granted when it goes to the Planning Board, she may be an abutter deserving notice than but as far as what happens with the ZBA review, they disagree with it.

Mr. Cronin stated in the interest of time and trying to get it through the process, they don't have a great opposition to doing it over again. They want to make it clear they don't concede she is an abutter deserving notice for the purpose of the Zoning Board preceding.

Mr. Cronin asked for guidance as to who the Zoning Administrator is. The Chair explained the Board of Selectmen has appointed Mr. Anderson as their Zoning Administrator.

Mr. Pritchard explained because this case required site plan review, it made the Planning Board the Zoning Administrator. Mr. Cronin disagreed with it because the Planning Board can't interpret the zoning ordinance once it accepts jurisdiction of a case and determines an application is complete. It's a Planning Board decision based on the zoning ordinance. The Chair explained they weren't appealing anything at this point, it was a determination made by Mr. Anderson.

Mr. Cronin asked if they could rehear it in August if they decide to do so. The Chair didn't think that would be an issue.

The Chair closed the hearing to the public.

Mr. Heffernan asked Mrs. Ward when she became an abutter. The Chair pointed out the properties on the map and explained the situation in which Mrs. Ward became an abutter. The board had granted the special exception on the contingency the two lots become one.

The Chair explained one of the things that got brought up was whether the special exception they approved was written the way they wanted it to or whether they want to change it to make it a little clearer on what they were granting a special exception for. He asked the board if they would want to move forward and rehear it. The board members agreed the motion was a little flawed and to grant the rehearing.

Mr. Rokeach thinks part of the problem is they are effectively granting a special exception with a lot that does not yet exist. The Chair thinks they would resolve it in the rehearing. Mr. Rokeach asked which lot the rehearing would be on. The Chair said it would be on Lot 30.

Motion. Mr. Heffernan made a motion to grant the motion rehear the case. Mr. Palmer seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Hetu – Yes; Mr. Rokeach - Yes; Mr. Palmer – Yes; Mr. Heffernan – Yes; and Mr. Bosen - Recused. The Chair declared the Motion passed.

The Board tentatively scheduled for August 9, 2018.

Mr. Bosen rejoined the meeting.

SISTERS OF THE HOLY CROSS/TEEN CHALLENGE NEW ENGLAND'S APPLICATION FOR A VARIANCE FROM PITTSFIELD ZONING ORDINANCE, ARTICLE 3, SECTION 3, (B), (5), USES IMPLICITLY PROHIBITED, TO HOUSE THE TEEN CHALLENGE NEW ENGLAND FACILITY, A FAITH-BASED RECOVERY CENTER FOR LIFE-CONTROLLING PROBLEMS FOR ADULTS AND TEENS, AT THE BERAKAH RETREAT AND CONFERENCE CENTER AT 96 FAIRVIEW DRIVE, TAX MAP R-22, LOT 29, IN THE SUBURBAN ZONING DISTRICT (WITH TOWN WATER AND SEWERAGE).

Mr. Gadomski, Teen Challenge Executive Director, Mr. Almeida of Destefano Architects and Ms. Murphy of Sisters of Holy Cross introduced themselves to the Board.

Mr. Almeida read from the application “our proposal use all existing buildings, without the need for additions or new buildings. To house the Teen Challenge facility, a faith-based recover center for life-controlling problems for adults and teens; not limited to drugs or alcohol, divorce, traumas, violence, bullying, peer pressure, that accompanies the challenges of life.”

Mr. Almeida stated they are seeing parallels between the current use of the building as to the proposed as well. They know the use of Teen Challenge doesn't quite fit into the use table of the town but they see a clear parallel to the uses and believes it is an amazing opportunity for Teen Challenge. He has been to some of the other facilities and met the people there and it is extremely well run.

Mr. Almeida explained the facility as it currently sits is unique. The proposal doesn't diminish the surrounding buildings due to the fact that all existing buildings will be restored and maintained. The special conditions of the property are its size and floorplan. There are few tenants which could occupy the floorplan as it exists. It's too large for a single family home and too small for a hotel. He thinks they have a potential tenant here which can take the property on.

Ms. Murphy spoke on behalf of the Sisters of Holy Cross who have been praying that in some way the mission and vision of the work happening at Holy Cross would continue rather than to see the property demolished and not used in such a way which would be very disheartening. Teen Challenge carries on a lot of what Sisters of Holy Cross has done with spiritual education of people.

Mr. Gadomski informed them that Teen Challenge has been around for 60 years and they can look at the national website to get some more information and history. Teen Challenge has been in Manchester since 2003 and has a good relationship with the community.

The Chair explained he understands this is the Sisters of Holy Cross' application on behalf of Teen Challenge but he wants to leave it open to everyone and they can have a discussion as they go through the criteria.

The Chair read Criteria A – the variance will not be contrary to public interest. Mr. Almeida stated the organization exists to service the people.

The Chair read Criteria B – spirit of ordinance is observed. Mr. Almeida stated use is similar in many ways to the current use of the facility without requiring any expansion

The Chair read Criteria C – substantial justice is done. Mr. Almeida stated they are not altering character of the area therefore unique size is beneficial to the area.

The Chair read Criteria D – the values of surrounding properties are not diminished. Mr. Almeida stated the existing facility will be occupied rather than remain vacant for possibly a long time.

The Chair read Criteria E – literal enforcement of the provisions of the ordinance would result in unnecessary hardship. Mr. Almeida stated special conditions of the property are there are few residents who could occupy the facility. There is a critical need for the services in the area. The Chair explained the second part is only needed if they denied the first part.

The Chair opened the hearing to the board.

Mr. Heffernan asked what they are going to do about fire escapes and life safety. Mr. Almeida stated they would upgrade the entire building to code.

Mr. Heffernan asked if they are going to use the whole building. Mr. Gadomski said they will work their way into using the entire building. He explained they will start off occupying some of it and expand into the rest.

Mr. Heffernan asked how many people will be up there. Mr. Almeida said there are currently 40 beds and they are not planning on expanding.

Mr. Heffernan asked the Fire Chief if they have looked at this. Chief Pszonowsky said not yet and they do have a few questions.

Mr. Rokeach asked if they perceive any security impact on the town and if they have any statistics on number of calls. Mr. Gadomski said they could get the statistics. They don't go outside or roam around. Manchester has been called 2 times in 15 years. Residents don't go in or out unless occupied by staff.

The Chair opened the hearing to the public.

Mr. Miskoe of Thompson Road thinks the statement from the application of no change in use is a stretch and hopes the Board thinks about it before making a decision. He has no objection to recovery facility or faith based in the town but the concerns with them doing it at the present location and condition. He has concerns of safety for the building as it is over 100 years old. He asked, if they grant the variance, for the Board to put in some conditions that require sprinkler system, egress, and external fire escapes, and asked the board to write their conditions explicitly when make their decisions. He further expressed concern for vague conditions making it harder for town officials to properly enforce them.

The Chair asked Mr. Miskoe if the building was upgraded to the current standards and egress would he be in favor of it. Mr. Miskoe said if they made all the upgrades than he thinks it is a great idea.

Mr. Thyng asked what would the impact of this project on the fire department, police department and the school system. He expressed concern with there being no medical staff on the grounds.

Mr. Taylor of Catamount Road asked how people come to be in the facility (court ordered, individual choice, etc.). He asked about medical staff or physicians. He expressed concerns about emergency situations and would like to see some real numbers from Manchester about number of times they have had to respond. He also expressed concern of the town not having 24 hour police and how they can take this on.

Mr. Taylor asked about the title being “Teen Challenge” but only men over 18 years old will be there. He expressed concern with men tending to be more violent when they have issues like this. He agrees with Mr. Miskoe that it is a big change in use.

Mr. Gauthier of Fairview Drive has concerns with what the impact will be on the neighborhood. He also agrees big change in use.

Ms. Tibbetts of Fairview Drive explained her parents owned her home and she bought it a few years ago because it was a peaceful place. She asked what they do to keep it secure and concerns with safety of local children. She asked if they go background checks and if there are registered sex offenders there. She expressed concern with property value of home. She would like to see statistics from Manchester as well.

Ms. Cunningham of 76 Fairview Drive is against facility going in there. She disagrees with people not allowed outside and if they aren't allowed outside why not. She asked about criteria contrary to public interest. The Chair responded the public interest from the town of Pittsfield as a whole not necessarily the people in this room. Ms. Cunningham believes it should be more than just the 50 people in the room. She expressed concern with minor children next door and her neighbors' children. She is also concerned about property values decreasing. She said if they granted this and her property value decreased, she would sue the town for the full value of her house today.

The Chair asked Ms. Cunningham where she found this information. Ms. Cunningham said they can google it online.

Ms. Boyce of 50 Fairview Drive said she has minor children and an elderly parent living at her home and she doesn't want it anywhere near her home.

Ms. Paradise of 60 Johnson Dr. asked about 18 years old who haven't finished high school would be entering the school system or if they have special resources to handle it. She asked if there are licensed counselors for substance abuse or if it is strictly a religious based counseling. She believes God is important in recovery but also believes the other resources are important as well.

Mr. Kinlaw of Pembroke NH and Pastor at Gospel Light Church explained he is a graduate of Teen Challenge. He spoke about the help Teen Challenge offered him at a time when he was homeless, in debt, and helpless. He said he has since gotten married and has two children of his own. He said Teen Challenge gave him the structure, support and guidance he needed.

Mr. Mara from the Governor's Office stated the Board should have a letter of support from the governor and the DEA. Mr. Pritchard said he just learned about it two hours ago when a selectman mentioned it to him.

Mr. Mara explained he's not here to tell the town what to do. The Governor is very supportive of Teen Challenge.

Mr. Mara was a police officer in Manchester for 29 years and the Police Chief from 2008 to 2015. He explained it is called Teen Challenge because it was how it was founded and they have kept the name. Before he was a police officer, he was a prosecutor. He never had anything come through from Teen Challenge during his time as prosecutor.

Mr. Mara said as Chief of Police there was a circumstance where they had problems with a group home and told them they would have to deal with the issues or the city would take action. He explained they didn't want anything like that in Manchester.

Mr. Mara asked the Manchester Police Dept. about calls for service and there are none. Manchester Fire Dept. has not had any issues with Teen Challenge either. They run a very tight ship. He toured the facility and noticed everything is very clean. They have classes for those who want to get a GED and the vast majority of people who leave there have their GED.

Mr. Martin a Pittsfield resident thinks it is crucial for the Teen Challenge staff to be aware of the financial impact on the town. The town doesn't have much to give financially. He asked for clarification on the residents at the facility. He asked for numbers on success rates compared to other programs. He asked if there is any data that speaks to the size of the town ratio to the size of the program. He ask if locals from Pittsfield going to be able to attend the program. He works in mental health industry and wanted to encourage residents to discuss things with Teen Challenge and get some statistics. There are a lot of people who struggle with addiction and live "normal" lives.

Mr. Anderson, Pittsfield Selectman, said there is no reason to doubt the program. His concern is with the people of Pittsfield. The town has a bad reputation. It is not going to be enhanced if they have this program in the town. He doesn't think the use proposed is consistent with the current use. He thinks the reputation of the town will affect the property values of the neighborhood.

Mr. Andujar Jr., Assist Director Teen Challenge, spoke of his personal experience with Teen Challenge. He explained how his engagement was in trouble, no money, and no way to support his family at the time he went to Teen Challenge. He discussed some of the things Teen Challenge does such as teaching people how to work through his issues, how to be a father, a husband, how to walk with integrity and character. He spoke of how they are beneficial to the community. They go into schools and churches to talk about what Teen Challenge does and they volunteer their time at fundraisers. They are free to walk out the door any time they want but the program is very structured. It is against the rules to walk around outside unsupervised and it is grounds for dismissal if they do. He thanked the residents for coming and hearing them out.

Mr. Woods, Barnstead resident and graduate of Teen Challenge program, spoke of his experience. He feels very strongly about Teen Challenge as they changed his life. He was

at the Johnson, VT facility which is a 50 people facility in a 4,000 resident community. He said they serve their community, they help others and volunteer in the community.

Mrs. Lisa Ward said she has met several people from Teen Challenge. Her nieces have lost friends to drug overdoses and know Pittsfield is not immune to drug issues. She has been impressed by every person she has met at Teen Challenge. They have become a benefit to the community. They will be a mentor to others in the community and get jobs. She sees this as an opportunity to be an example to the community. She thinks this is a great opportunity for the town and they can't put a blind eye and say there are no drugs here. She doesn't see the town growing without being a light to someone and this is a light.

Mr. Mikols of Teen Challenge spoke of his experience in Teen Challenge. He came into Teen Challenge with nothing and had spent some time in jail. He didn't have a father growing up. He had been to thirteen other rehabs and would be using again once he got out. He explained how Teen Challenge helped him to change on the inside which allowed him to change on the outside. He is a positive member of society now and leads other men into making the right decisions. He thinks Teen Challenge would be a benefit to the community through their outreach.

Mr. Houle said he doesn't know which way he feels. He is impressed with the stories but he has concern with the residents in the town. He asked about the number of people that come into their program and how many leave. He asked about registered sex offenders because they have more than their share in the town already. He finds it ironic the governor wrote a letter about Teen Challenge but won't put any financial support into the local children. He thinks what they are doing is admirable but it is a two way street and it feels like someone is dumping them on the town. He asked where their funding comes from.

Mr. Hitchcock of 27 Smith Main St served with Dave Wilkerson, who founded Teen Challenge, for twelve years at his church in New York. He believes he was put into the town for a reason and Teen Challenge coming here is an answer to pray.

Mr. Brewster of Manchester NH Teen Challenge spoke of his experience and of the statistics of substance abuse and programs like Teen Challenge. He explained how short-term treatment facilities don't have as high of a success rate. He spoke of studies done by Teen Challenge including studies tracking graduates for five years and 87% led wholesome lives. He tracked data for Manchester NH and found 74% graduate are still doing well today.

Mr. Brewster explained he came from a good family but was a drug addict for 15 years. He didn't do anything for the community and spent all of his twenties in and out of jail. He overdosed multiple times, attended AA and NA meetings but nothing worked until he went to Teen Challenge five years ago. They do have failures as it is the nature of what they are dealing with. He stated they are prohibited from having sex offenders into the facilities. They are a locked door facility. They are narcan certified and have it on site.

Mr. Brewster explained they are in a heavy populated area of East Manchester. They have never had problems with people that live around the facility. They have never had any overdoses. They are a nonprofit organization and they give back to the community. The communities they are in receive the money they spend. They have been around a long time with over 300 facilities in 11 countries and they don't get that big without being good at what they do. They hope Pittsfield allows them to come in and provide an opportunity to help people.

Mr. Taylor said he appreciates the positives stories however his concern is the reputation for the town. He is concerns with the failures and what will happen to the children in the town. He expressed concern of the town's financial situation.

Mr. Miskoe still has concerns about fire safety. He asked what insurance requirements Teen Challenge has to provide and will the code compliance status of 96 Fairview Drive have an impact on the necessary insurance coverage. He asked if Teen Challenge will spend the money to bring the building up to code.

Mr. Colby of Fairview Dr. commended Teen Challenge and those here who have gone through the program. He does think the issues being raised are very important and the Board has a huge challenge ahead of them. He expressed concern of protecting his property and his neighbor's property. He was also concerned with the security and safety issues.

Capt. Don Tyler PFD said compliance with state fire codes will be necessary to occupy the facility. He offered a sit down with Teen Challenge to go over the upgrades and costs necessary to do so.

Mr. Scott Ward explained he has been selling real estate and moving people into the town for 25 years. The reputation of the town is important and safety as well. Teen Challenge has the same right to ask the town what kind of safety they can provide to Teen Challenge because of the type of community they have. He is not concerned about property values. He thinks the impact of the organization would be the same as any other organization or business moved into the town. He thinks the property values would be more affected if the building was vacant.

Mr. Dan Ward spoke of his involvement in community with drug issues and relationship with Teen Challenge. He thinks it would be wise for Teen Challenge to welcome residents of Pittsfield into their program. He thinks it would be a great opportunity for the town as they could help turn things around with the drug issues through having Teen Challenge.

Mr. Andujar Jr. finds it ironic the concerns the residents are having when these issues are already happening in the town.

Ms. Osbourne expressed concern for financial well-being of the town. If they are nonprofit they are not going to be paying any taxes.

Mr. Anderson said he is not saying Teen Challenge hasn't done a good job with their program but the zoning decision is based on the public of Pittsfield and what they want to do. He believes it will affect the property values if they allow it and there won't be any financial contribution to the town.

Mr. Gauthier asked if they would compensate people who live on the road close to the location by securing the house. He also asked if it does have a negative impact on the property values will the town come in to reassess it.

Mr. Houle asked what happened to the property values of the homes around the facility in Manchester. He asked if it is possible for people from Pittsfield to go to the Manchester location and check it out.

Mr. Ohlund of Teen Challenge spoke of his experience with Teen Challenge. He explained how the program has helped him become a productive member of society. He said they haven't had an ambulance or police vehicles in his four years. They are not a medical facility so no medical staff. They have people completely detox before they come in. He explained all the staff members are graduates of the program so they can use their experiences to help others in the program.

Mr. Hitchcock said we are dealing with people and not addictive substances. They are dealing with people who need a hand up. By turning it out of town they are keeping something good from coming in.

The Chair called a brief recess at 8:56pm.

The Chair called the meeting back to order at 9:06pm.

The Chair explained they are going to have a brief back and forth with the applicant and then continue the hearing so they can gather more information.

The Chair asked about impact on police, fire, and public services. Mr. Gadomski said he was grateful to be here and they want to come to the community. The last thing they want to do is cause safety issues for the community. Teen Challenge has the highest safety priorities. Their main objective is safety for residents and the community. They have never had a call to their residence for fire and maybe 3 calls for police, fire alarm and to resuscitate. The Chair asked for statistics from them before the next meeting.

Mr. Gadomski said they will bring up to fire code.

The Chair asked about the school impact. Mr. Gadomski explained they provide GED program and the only impact on the school system is to have a prevention program inside the high school. None of the residents would attend the town schools.

The Chair asked about how people come into the facility and what the process is. Mr. Gadomski said the residents are mandated, walk-ins, churches, family members. They have a good relationship with the probation services of NH so they get people that way as well. They have a vetting admission system which includes face to face interviews and phone conversations.

The Chair asked about licensed counselors and medical staff. Mr. Gadomski explained there is no need for medical staff because pre-admissions residents detox. They are a drug free zone other than non-narcotic medications. They get help from other organizations and programs with medical services for residents.

The Chair asked about the name "Teen Challenge". Mr. Gadomski said it started out for teen gang members and the name suck over the years. He said they do have male and female locations however Manchester is male only. There is a requirement that the men have to be able to function in the structure. He said age group is 18 plus with their oldest graduate being 67 years old.

The Chair asked if they would be open to the opportunity to a tour of the existing building and how they plan to use it. Mr. Gadomski responded they already had it planned to do a meet and greet. The Chair asked about the Board touring it and touring the Manchester facility. Mr. Gadomski said they could do that. Mr. Pritchard reminded the Chair it has to be noticed if they have a quorum.

The Chair asked about safety and security issues. Mr. Gadomski said they lock their doors. People walk off but it rarely happens as the staff is alert to those who want to leave. There is staff member who facilitates a resident leaving and don't just let them walk out the door.

Mr. Gadomski spoke of safety in their Maine location and concerns with parents' children walking to school by facility. He explained a family moved behind the facility and share a dirt road with them. The citizen was concerned about her two daughters. He had guaranteed nothing would happen and it has been eight years without an incident.

The Chair asked about the success rate comparison. Mr. Gadomski said they have the highest success rate of any rehab in the world. They will get a statistic sheet for them to look at. He explained this is because it is a lifestyle change. They don't any want tension between the citizens of Pittsfield and Teen Challenge. He encouraged everyone to google them on the internet.

The Chair asked about the size of the program and the size of the town. Mr. Gadomski said Vermont has a town of 4,000 with 40 beds and never had an issue. He doesn't know the stats on the town size and facility size issues. He does know Pittsfield had two women arrested on Main Street selling all kinds of drugs and in 2016 there was a 27 year old male overdose with his daughter next to him.

The Chair asked about the local residents being able to join the program. Mr. Gadomski said Pittsfield residents welcome into the program.

The Chair asked if they are self-funded. Mr. Gadomski explained they are nine facilities in seven states. He said they are a nonprofit 9.5 million organization. His budget was \$1 million which they have to raise.

The Chair asked if the property would now be a taxable property. Mr. Gadomski said they are tax exempt under their nonprofit status. They are well insured and well financed.

The Chair asked about getting the building up to code. Mr. Gadomski said they follow the codes of the land. They will do whatever is required to do.

The Chair asked how they interact with their direct neighbors. Mr. Gadomski said they are going to be the best neighbor they can be. Not going to endanger the community.

Mr. Gadomski said they would love to come to the community but understand the challenges and concerns the residents have.

Mr. Almeida is hoping they would see this as an asset to the community.

The Chair asked Board if there were any questions.

Mr. Palmer asked why they are leaving Manchester and coming here. Mr. Gadomski responded they have outgrown their building.

Mr. Bosen asked what the resident to staff ratio. Mr. Andujar said 8 staff and 24 residents.

Mr. Rokeach asked about the admission process and if there is a wait list. Mr. Gadomski said if people are qualified they get them in and no wait list.

Mr. Heffernan asked what the typical length of stay. Mr. Gadomski said minimum 15 month and they have to fulfill the graduate requirements to complete the program.

Mr. Heffernan asked if they are keeping the Manchester location. Mr. Gadomski said they are selling the property and relocating.

Mr. Heffernan spoke with the architect about the safety stuff and they are going to have quite a project on their hand.

Chief Pszonowsky asked how much it cost for a resident to get into the program. Mr. Gadomski explained they do ask for a fee but they don't turn anyone away if they don't have it. There is \$1,500 one time and \$750 a month per resident. Mr. Andujar said 90% of the residents can't pay but don't get turned away.

Mr. Andujar explained if they are full they will send people out of state because they are part of the New England Teen Challenge. It is a 12 month program with a 3 month after care to help get them back into the community. Mr. Gadomski spoke of an alumnus who started his own business in Pittsfield, Gutter Done, after leaving the program.

The Chair said they would continue the meeting at a later date. They determined to have the next meeting on July 26, 2018 at the school. Chief Pszonowsky will help coordinate the meeting. Mr. Pritchard explained they need to give notice by announcing it here. The Chair will notice it in the paper as well.

Mr. Rokeach would like to see hard data on the impact on surrounding property values and the change of the values over time. Mr. Gadomski said they would look into getting that data.

Motion. Mr. Rokeach made a motion to continue until July 26, 2018 at 7pm. Mr. Palmer second the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Hetu – Yes; Mr. Rokeach - Yes; Mr. Palmer – Yes; Mr. Heffernan – Yes; and Mr. Bosen - Yes. The Chair declared the Motion passed.

MEMBERS CONCERNS

The Board discussed the minutes not being done because they were not uploaded until Monday. Mrs. Hetu said she will get those minutes done and make sure the minutes for tonight's meeting will get done in a timely fashion.

Mrs. Hetu asked Mr. Pritchard if they need to put a notice in the paper for Donna Ward's rehearing. Mr. Pritchard said they do.

ADJOURNMENT

Motion. Mr. Palmer made a motion to adjourn. Mr. Bosen seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Hetu – Yes; Mr. Rokeach - Yes; Mr. Palmer – Yes; Mr. Heffernan – Yes; and Mr. Bosen - Yes. The Chair declared the Motion passed.

The Chair adjourned the meeting at 9:40pm.

APPROVED: July 26, 2018

JAMES HETU, CHAIRMAN

DATE