

**Pittsfield Zoning Board of Adjustment
Town Hall, 85 Main Street
Pittsfield, NH 03263
Minutes of Public Meeting**

DATE: Wednesday, July 18, 2018

AGENDA ITEM 1: Call to order

Chair James Hetu called the meeting to order at 7:02 P.M.

AGENDA ITEM 2: Roll call

Board of adjustment members present:

James Hetu (chair),
Scot Palmer (vice-chair),
Brigham Bosen, and
Pat Heffernan

Board of adjustment members absent:

Jason Rokeach and
Deidra Benjamin (alternate)

Board of adjustment staff present:

Jim Pritchard (interim secretarial assistant)

Board of adjustment staff absent:

Cyndi Hetu (recording secretary)

Pittsfield town officials appearing before the board of adjustment: None.

Members of the public appearing before the board of adjustment: None.

“Members of the public appearing before the board of adjustment” includes only members of the public who spoke to the board. It does not include members of the public who were present but who did not speak to the board.

Scot Palmer moved the board to appoint Jim Pritchard as acting recording secretary for this meeting.

Brigham Bosen seconded the motion.

Discussion: None.

Vote to appoint Jim Pritchard as acting recording secretary for this meeting: carried 4 - 0 - 0. Voting "yes": Pat Heffernan, James Hetu, Scot Palmer, and Brigham Bosen. Voting "no": none. Abstaining: none.

AGENDA ITEM 3: Determination of potential regional impact of 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)

James Hetu explained that the purpose of tonight's meeting was to determine whether the Teen Challenge project has potential regional impact. (See RSA 36:55.) James Hetu said that the board on July 12 had heard concerns about Pittsfield's lack of 24-hour police coverage and Pittsfield's reliance on mutual aid for policing during times when Pittsfield's own police are unavailable. James Hetu said that he favored a determination that the Teen Challenge project does have potential regional impact.

Brigham Bosen agreed with James Hetu.

Scot Palmer asked whether board members knew what regional impact was.

James Hetu said that regional impact was more or less any impact beyond Pittsfield.

Brigham Bosen said that the fact that police from other towns are patrolling Pittsfield gave the Teen Challenge project potential regional impact.

James Hetu said that the concern about impact on mutual aid for policing meets the minimum threshold to determine that the Teen Challenge project

does have potential regional impact. James Hetu said that Teen Challenge's possible involvement in schools and churches might result in some additional regional impact.

Brigham Bosen said that correctional facilities would contribute inmates to the Teen Challenge program and that none of the inmates would have cars.

Scot Palmer said that Teen Challenge would provide its own transportation for everyone enrolled in its program.

Scot Palmer read the definition of "development of regional impact" from RSA 36:55:

In this subdivision "development of regional impact" means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to impact on a neighboring municipality, because of factors such as, but not limited to, the following:

- I. Relative size or number of dwelling units as compared with existing stock.
- II. Proximity to the borders of a neighboring community.
- III. Transportation networks.
- IV. Anticipated emissions such as light, noise, smoke, odors, or particles.
- V. Proximity to aquifers or surface waters which transcend municipal boundaries.
- VI. Shared facilities such as schools and solid waste disposal facilities.

Scot Palmer said that the Teen Challenge project definitely had potential regional impact on shared facilities.

Brigham Bosen moved the board to find that the Teen Challenge project has potential regional impact.

Pat Heffernan seconded the motion.

Discussion:

Scot Palmer asked what would be the procedure going forward.

James Hetu said that if the board were to vote that the Teen Challenge project has potential regional impact, then Jim Pritchard would mail the

minutes of July 12, 2018, and tonight to the seven abutting towns: Barnstead, Chichester, Epsom, Gilmanton, Loudon, Northwood, and Strafford. Representatives from the abutting towns would have an opportunity to testify on August 9, 2018. James Hetu gave the New Hampshire Motor Speedway in Loudon as a recent example (in 2017) of a development of regional impact on Pittsfield.

Vote that the Teen Challenge project has potential regional impact: carried 4 - 0 - 0. Voting “yes”: Pat Heffernan, James Hetu, Scot Palmer, and Brigham Bosen. Voting “no”: none. Abstaining: none.

AGENDA ITEM 4: Adjournment

Pat Heffernan moved to adjourn the meeting.

Scot Palmer seconded the motion.

Vote to adjourn the board of adjustment meeting of July 18, 2018: carried 4 - 0 - 0. Voting “yes”: Pat Heffernan, James Hetu, Scot Palmer, and Brigham Bosen. Voting “no”: none. Abstaining: none. The board of adjustment meeting of July 18, 2018, is adjourned at 7:12 P.M.

Minutes approved: July 26, 2018

James Hetu, chairman

Date

I transcribed these minutes (not verbatim) on July 21, 2018, from notes and tape that I made during the meeting on July 18, 2018.

Jim Pritchard, interim secretarial assistant and acting recording secretary for this meeting