

Central New Hampshire Regional Planning Commission

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July 31, 2018

Zoning Board Adjustment
Town of Pittsfield
85 Main Street
Pittsfield, NH 03263

Re: Development of Regional Impact
“Teen Challenge New England”

Dear Members of the Board of Adjustment,

We have reviewed the application material transmitted for the Teen Challenge New England application and have evaluated the regional impacts of the proposal. It is the understanding of CNHRPC that this DRI consists a Zoning Board of Adjustment application seeking to permit a rehabilitation center at 96 Fairview drive in Pittsfield.

As you know, RSA Chapter 36:54-58 deals with the review of Developments of Regional Impact. Section 36:55 lists a series of characteristics that “could reasonably be expected to impact on a neighboring municipality.” This review is therefore focused only upon the factors listed in the RSA and include the following:

- I. Relative size or number of dwelling units as compared with the 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 or solid waste disposal facilities.
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- I. Relative to the number of dwelling units – The application does not propose permanent dwelling units therefore there would be no impact to the number of regional dwelling units.
 - II. Proximity to a neighboring community – The application is not in close proximity (i.e. on the town line) to a neighboring community.
 - III. Transportation networks – The application does not suggest impacts to regional transportation networks due to the fact that it is not likely to generate regionally significant amounts of traffic onto regional transportation networks.
 - IV. Anticipated Emissions & Noise – The proposal is for a rehabilitation center and not an industrial facility, therefore, there is no regional impact due to anticipated noises or emissions.

- V. Proximity to shared aquifers or surface waters – The subject parcel does not front on a surface water or a known aquifer, additionally there is no proposed industrial aspect to the proposal therefore there is not likely to be a regional impact to shared aquifers or surface waters.
- VI. Shared facilities (schools, sewer, water, emergency response agreements) – Given that Pittsfield does not have 24/7 police coverage (per ZBA meeting minutes) it is reasonable to assume that mutual aid agreements would be utilized for off-hour situations. Given this, there could be a regional impact due to emergency response agreements.

We believe there may be regional impacts because of shared facilities (emergency response agreements). Based upon this, we recommend that:

1. Those communities who would respond via mutual aid agreements should be given the opportunity to comment on what the impact might be to an off-hour situation at the facility.
2. The Zoning Board of Adjustment should consider any recommendations made by these communities as a condition or conditions of approval.

We thank you for the opportunity to comment on this development. Please contact CNHRPC at 603-226-6020 if you have any questions.