



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

MEETING MINUTES of Thursday, August 9, 2018

CALL TO ORDER

The Zoning Board of Adjustment Meeting for August 9, 2018 was called to order by Mr. Hetu 7:00p.m.

MEMBERS PRESENT

James Hetu
Scot Palmer
Brigham Bosen
Pat Heffernan

OTHERS PRESENT

Pittsfield Residents: Nancy White, Steve White, Jeff Strouth, Jesse Gibson, Heidi Darrah, Mike Cabral, Chad Wilson, Tracy Huyck, Sonya Taylor, Andrew Maniscaco III, Heidi Knight, Katie Nikas, Tammy Blinn, Peter Blinn, Andrea Riel, Carol Grainger, Laurie Houle, Doug Laro, Theresa Endler, Fred Endler, Daniel Welch, Spencer Gauthier, Emma Labombard, Paul Richardson, Joseph McCoy, Linda Russell, Paul Nickerson, Melissa Babcock Steve Adams, Lea Adams, Bill Miskoe, Candi Tibbets, Lisa Clark, Pat Buatti, Kathy Lawrence, Jody Cunningham, Jennifer Pickard, William Pickard, Joan Tyrell, Jen Tyrell, Ron Tyrell, Dan Scrouth, Earl Paul, Cindy Perkins, Karl Bailey, Stephan Colby, Thomas Hitchcock, Liz Hiichcock, Helen Schiff, Linda Small, Lyn Roberts, Louis Houle, Diane Melin, Paul Cunningham, and Derek Hamilton.

Others Present: Grant Ohlund, Teen Challenge; Hector Andujar Jr. , Teen Challenge; Andrew Mikols, Teen Challenge; Zach Brewster, Teen Challenge; A.J. Ollana, Teen Challenge; Kelly Murphy, Sisters of Holy Cross; Pam Colantumo, Manchester; and Stephen Gadowski, Teen Challenge Executive Director.

Other Public Officials: Peter Pszonowsky, Pittsfield Fire Chief; Jim Girard, PFD; Joe Anderson, PFD; Adam Gauthier, Planning Board; Carol Richardson, Selectman; and Carl Anderson, Selectman.

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

OPENING OF MEETING

The Chair asked everyone to silence their cell phones.

REVIEW AND APPROVE MINUTES

Motion. Mr. Palmer made a motion to accept July 26, 2018 minutes. Mr. Heffernan seconded the Motion. There was no additional discussion.

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

CONTINUED CONSIDERATION 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).

The Chair asked if there were any other town representatives or anyone from Regional Planning Commission present to discuss regional impact. There was no one from other towns or Regional Planning Commission present.

The Chair informed the applicant they received their submission from earlier this afternoon and will be going into the record. He asked if they had any additional input or statements they wanted to add. Mr. Gadomski responded he wanted to ask the Board if they had any other questions.

Mr. Heffernan asked how many of the calls [police] have to do with them. He discussed the calls report they had submitted previously and there seem to be a lot of ancillary incidents.

Mr. Gadomski said Mr. Andujar and Mr. Brewster have responses to some of the questions before. Mr. Brewster explained they compiled questions from the minutes and previous meetings to help give some clear answers.

Mr. Brewster said the biggest question was what Teen Challenge is and what the generality of the life challenges they treat is. He explained Teen Challenge was started as an outreach for teenagers (10-13 years old) living in gang life or on the streets in Brookline, the Bronx, etc. It evolved over the years and they didn't change the name to something that would be unknown. Teen Challenge treats drug and alcohol addiction primarily but also helps those with other life controlling issues. They don't take in sex

offenders or arsonists. Every applicant goes through a process of questions and screening when they come in.

Mr. Andujar explained his life controlling issue was anger, bitterness, and an abusive childhood which is what led him to drugs. He said this is what they mean when they say life controlling issues.

Mr. Andujar said one of the questions was security impact for the town. He doesn't see any security impact for the town. They haven't had any in 15 years. He referred to the report submitted last time. He said he got another copy from the police station because there were pages missing from the last time he tried to make copies. Mr. Bosen questioned how many pages should have been included in the report. Mr. Andujar agreed there should be 33 pages total.

Mr. Andujar explained in the last two years they have called the police once for the neighbors racing up and down the street. There are not a lot of incidents where they have to call the cops for someone who is in the program. They do dismiss people for stealing or threatening which they handle internally. They have a culture which is conducive to growth and dealing with situations on a mature level.

Mr. Andujar said another question was how people come into the program. He said a lot of it is word of mouth. They go to churches to present Teen Challenge; they are out in the communities around the state, do fundraising and distribute literature.

Mr. Bosen asked about what kind of literature they distribute. Mr. Andujar responded they have trifolds, postcards and various things that have their contact information on them. He listed some of the places they be doing outreach at this week.

Mr. Brewster said a lot of the questions revolved around medical staff at the facility. He explained they are not a medical facility and therefore aren't required to have medical staff. They do have a clinical counselor who comes out twice a month. She bills insurance companies for herself for the guys who do have insurance and does pro bono for those who don't have insurance.

Mr. Brewster said there was a question on keeping it secure, background checks and registered sex offenders. He explained they are a locked facility from the outside. People from the streets can't just walk into the facility. If someone decides to leave without going through the process there are plenty of resources for transportation in Manchester. He said in Pittsfield they would have to look at their procedures, locked doors, and alarm systems. Mr. Andujar explained they are constantly adjusting and coming up with new procedures every day.

Mr. Bosen asked about there being 8 staff, 3 shifts and 40 guys. Mr. Gadomski said there are 23 beds in Manchester but they would add staff when moving to Pittsfield. Mr. Andujar explained the last three months of the program, the men who have been clean and sober for a year, help them with security. Mr. Brewster said they do run everyone

through the sex offender database and arson. He said it is a black and white rule that they don't bend.

Mr. Brewster said there was another question regarding licensed counselors. He said with an increase population they would plan to have her there more or increase clinical staff.

Mr. Brewster said a question was the success rates which he has already submitted data on that. Locals will be able to attend the program as they will welcome them as they do anyone else. A lot of times the guys don't want to be in a local center in which case they can help them get into another location.

Mr. Brewster said there was a question of how many come into the program and how many leave. They retain about 50% of those who are there for a minimum of 90 days and of those who graduate over 70% remain drug and alcohol free.

Mr. Andujar said there was a question regarding funding. He explained other than the food stamps, they don't get state or federal funding; they raise their own funds. They work very hard to raise their own funding. They have a set fee but they don't turn anyone away if they can't pay it. Of those in the program, there are only about 10% who can pay the fee.

Mr. Bosen asked if all 24 guys get food stamps, do they have state insurance, and does teen challenge bill their insurance. Mr. Andujar responded it might not be all of them on food stamps. They can't bill a person's insurance.

Mr. Andujar explained if someone wants to leave they can't force them not to. They don't try to talk someone off a ledge and focus on teaching them how to make decisions not based on emotions. Most want to leave because they are upset about a rule or those who have been there 6 months and think they are all set. If someone wants to leave they are escorted to their room to get their things and then out of the building. Mr. Brewster said most of the time people get picked up. Mr. Andujar explained they would have to re-evaluate the procedure for those leaving in Pittsfield because there is no public transportation.

Mr. Heffernan asked about background checks on visitors. Mr. Andujar responded they do not but there is a family orientation where they explain what the rules, procedures and what to expect. He explained it is immediate family only. Mr. Brewster said they don't allow family members to come in intoxicated. They have stiffer vetting for unmarried significant others.

Mr. Heffernan asked about after care. Mr. Brewster explained they help with support network during the last few months' transition. Some staff members become sponsors to them. He spoke about transition home outside of the Teen Challenge facility to continue working on their recovery. He strongly encourages guys not to go home after recovery

because many of the families want to help with things that, if on their own, would require them to grow up.

Mr. Andujar said there will be an open house which they published in the Suncook Sun on August 15, 2018 at 6:30pm.

Mr. Gadomski asked what “prohibited zoning” means for Pittsfield. The Chair explained he is not the Zoning Administrator. He said they were sent to the Zoning Board because of the variance application. As far as identifying fitting into another category, it would be directed to the Zoning Administrator, Carl Anderson.

The Chair opened the hearing to the public. He asked that those with new comments speak and they will limit to three minutes a piece.

Mr. Welch of 51 Main Street asked about headquarters location. Mr. Gadomski responded the Administrative Headquarters for Teen Challenge New England is in Brockton MA and the National office is in Springfield, Missouri. Mr. Welch asked how much oversight of the local facility is offered by the Springfield office. He also asked what the qualifications/certifications for the staff members and asked how many are on duty at 2am.

Mrs. Taylor of Catamount Road distributed documents to Board. She hired a survey company to take a survey about putting a 40 bed, adult male drug rehab facility in a town of 4,100 people and how it would affect property values. She said 70% thought property values would go down, 20% no impact, 10% said they would go up.

Mr. Strouth of South Main St asked who they are regulated by and if not regulated who enforces their procedures. The Chair asked Mr. Strouth to remember to address the Board. Mr. Strouth said his property is diagonally behind them and he is against them.

Mrs. Perkins of Main St said it's her opinion is a recovery program is a great idea. There is a problem in town with employers in Pittsfield finding people who are sober.

Mr. Gauthier of Catamount Road expressed concerned about Teen Challenge not wanting to talk for the benefit of those who missed the last meeting. He is concerned with the facility being within 1,500-2,000 feet of school buildings, town pool, and an apartment building with many children. He asked if they will need a staff living facility in town and if so how many staff members.

Mr. Miskoe of Thompson Road spoke of the property being unusual and the situation they are in trying to sell it. The board has been very good in allowing people getting to speak. There is a lot of disinformation and negative things being said in this process. Bill said none of the concerns people are bringing have happened in the communities Teen Challenge is currently in. People are complaining and Teen Challenge isn't here yet.

Mr. Miskoe said some of the BOS members put letters in the Suncook Sun regarding Teen Challenge members taking jobs away from Pittsfield residents. He said if there are jobs in town they can be filled by anyone who comes to town regardless if it is from Teen Challenge or not.

Mr. Anderson, of 50 Leavitt Road and Selectman, expressed the issue he sees is the variance is not being granted solely to Teen Challenge. He said the use would not be specific to Teen Challenge rather the property.

Mr. Scroth of 295 Clough Road said there is a lot of fear mongering going on. He said Teen Challenge offers a school program. The Chair asked Mr. Scroth to address the Board. Mr. Scroth spoke about letter in the paper saying Pittsfield is poor. He said taxes are high in Pittsfield because of how the state funds it. They shouldn't think because we have transient people and a lot of apartments mean they are bad people. He offered his services to Teen Challenge.

Mr. Bailey, owner of Gutter Done spoke of his experience with drugs and criminal past. He also spoke of his experience with Teen Challenge. He said the value of lives that will be changed is more than the property values. Teen Challenge didn't try to use him to get money. He now has a small successful business.

Mrs. Pickard of Park St thanked Teen Challenge for answering some questions beforehand. She spoke of the discussions on Facebook and Teen Challenge being called a cult. One of the comments a resident said was they won't allow Pittsfield residents and that is not true. She asked how the members transition into society if they are not allowed to have money while in the program. She also mentioned that Pittsfield already have a lot of sex offenders in the community and Teen Challenge already said they don't take them so it should be put to bed.

Mrs. Pickard asked what Teen Challenge will do specifically for Pittsfield. She said Rite Aid is hiring and no one coming in so its disinformation that they will take town jobs. She said there are already a lot of drug, violent and molesters living in town. If they talk to the EMTs they will give numbers of people who are overdosing every night.

Mr. Wood of 329 Catamount Road said most of the testimony here has nothing to do with the law or the five criteria. The variance has a legal aspect to this and has nothing to do with accusations. It has nothing to do with trying to help the Sisters sell their property. There is a lot of emotion but it has to get back to the law.

Mr. Gibson of Barry Pond Road asked how long Manchester Teen Challenge been around. This is an exclusionary rehab; if you don't embrace their religion, they are out. He spoke of being sober 20 years and did it through AA. He asked about Teen Challenge accepting court appointed participants and if they still do. He asked if they could find a buyer in the profit realm the town would gain \$36,000 in taxes. He mentioned an article which says 8-17% property values go down and asked if people's property will be re-evaluated.

Ms. Colantumo of Manchester, NH and a friend of Teen Challenge. She has known the ministry for about 18 years. She spoke of embracing the relationship rather than religion and of the integrity of those at Teen Challenge helping change lives. She also spoke of her experience with the Sisters. She believes it will help the town rather than hinder the town.

Mr. McCoy of Catamount Road said he understands wanting to help people overcome their addictions but has concerns with safety since people can walk out.

Ms. Nikas of 146 Concord Hill Road has young children in town. She asked what will be the extent of involvement in the community. She is concerned with group of men she doesn't know in the town and the safety of her children.

Mr. Hitchcock of 27 S Main St spoke of personal experience with the founder of Teen Challenge. He explained they don't have to believe in God, He still cares for you. He also believes a lot of people being fearful. He believes in Teen Challenge because they get their direction from the guy who runs the universe.

Mr. Miskoe asked what is the exact use Teen Challenge is applying for a variance. The Chair read the intended use as it reads on the application. Mr. Miskoe said the fact that they are applying for a variance than the use is not permitted in the rural zone. The Chair responded it is not permitted in any zone. Mr. Miskoe said if a legitimate and excepted use is not mentioned in the zoning ordinance and there is no place in the town for someone to do it without a variance, he believes they are entitled to do it anywhere. The Chair explained if it is not expressly permitted than it is implicitly denied which is the determination Mr. Anderson made as the Zoning Administrator. Mr. Miskoe thinks there are legal issues in that the town may not be able prohibit it.

Mrs. Cunningham of Catamount Road explained her main issue is bringing it back to the law and the variance. She expressed concern of property values decreasing. She spoke of variance being allowed for the property and asked what they are opening the doors to. She has concerns of no medical staff because she has read studies which say a person can die within 6 months of detoxing. She asked how it is safe for the public to have a facility without medical staff. She gave a petition she did online saying no to Teen Challenge. Mrs. Hetu asked about a signature being crossed out. Mrs. Cunningham said the signature was "Joe Gooddoer" which is not a valid name so she is taking it off.

Mr. Scrouth is disheartened they can't have a treatment facility. He quoted Abe Lincoln "dogmas of quiet past are inadequate to the stormy present. The occasion is piled high with difficulty, and we must rise -- with the occasion. As our case is new, so we must think anew, and act anew." He thinks they need to act anew.

Mr. Gibson read the zoning ordinance and came across a list of defined uses of which rehab center is not on it. The Chair said that is why they are applying for variance. Mr. Gibson said they are prohibited. The Chair explained a variance is asking to do

something which is explicitly prohibited by the zoning ordinance which is why they are going through this process and there are five criteria they have to meet in order to do it. It is an amendment process to allow something that might have been forgotten if they meet the five criteria. He explained this is for the protection of the town. Mr. Gibson said separation of church and state is not one of the criteria. He thinks the Board should deny it immediately.

Mrs. Pickard asked about the five criteria and who made them. The Chair said it was the State. Mrs. Pickard asked about one of them being the property values going down. The Chair said that is correct and it is part of the determination the board has to make. Mrs. Pickard asked regardless of whether it is a good use for people or not it has to meet the five criteria. The Chair said yes, it has to meet the five criteria. Mrs. Pickard asked if those five criteria are written down somewhere. The Chair replied it is written in the zoning ordinance and she could speak with Mr. Pritchard who knows more about the zoning ordinances than he would hope to forget.

Mr. Nickerson, Planning Board member, said this meeting is about a variance and rather or not it will be good for the town. The law says is it strictly prohibited in every zone and if they do give the variance they have to meet the five criteria. He said it will impact the town through use of the police department.

Mr. Cabral, 43 Tan Road, asked about background checks and if they will work with the police department about sex offenders because the ME facility had two offenders on their staff.

Mr. Miskoe asked about the variance procedure and if it constitutional for a town to exclude the use in all zoning areas thereby forcing it in town. The Chair said it is five or six judicial branches above his pay grade. He has to follow the laws set up by them.

The Chair recessed at 8:22pm.

The Chair called back at 8:35pm

Mr. Nickerson discussed the Zoning and Planning Board responsibility and the laws those boards are upholding are state laws.

The Chair closed public input.

The Chair asked Mr. Gadomski if he wanted to address the questions.

The Chair asked about oversight of the New England branch and Teen Challenge as a whole. Mr. Gadomski explained they are affiliated with the Assembly of God church oversees them and national office that accredits them every two years. He is an ordained minister who is overseen by the church as well. They have several people who keep them on track.

The Chair asked about qualifications for the staff. Mr. Gadomski said major staff, resident staff and apprentices. There is a 6 month apprenticeship and staff live close to the campus should something happen. The Chair asked about full time staff qualification. Mr. Gadomski said greatest qualification is those with life experiences themselves. The Chair asked about in house training for staff. Mr. Gadomski said a lot of in house training.

Mr. Bosen asked about CPR certifications. Mr. Gadomski said required by the accreditation standards to have CPR and Narcan certifications. The national standards are listed on the website www.tcusa.com.

The Chair asked about staff lived facility and if they are keeping the one in Manchester. Mr. Gadomski said they will sell it. He said this facility in Pittsfield will be available to staff to live in if they want to.

Mr. Bosen asked how many beds. Mr. Gadomski replied there are 39 beds and 15 bathrooms. Mr. Bosen asked about someone living there. Sister Murphy said no sisters living on the property at this time.

The Chair asked where participants get money to leave the program. Mr. Gadomski said those in the last three months they get jobs in the community earning an income. Mr. Andujar explained phase five they are still living on the campus who are eligible to have a phone and get a job. He said they know a lot of their employers and check in with them continuously.

The Chair asked about community involvement in Pittsfield. Mr. Gadomski said they would have a school prevention program. Mr. Andujar mentioned a landscaping crew for the community. Mr. Gadomski said they believe in giving back to the community and will even help mow lawns. He said some graduates may become citizens of Pittsfield.

The Chair asked how long Teen Challenge New England and US have been around. Mr. Gadomski said New England was the third center started in the US in 1963 and he started in 1988 in Nashua; moved to Manchester since 2003. The New York chapter started in 1958.

The Chair asked about court order participation. Mr. Gadomski said the courts refer people to them but it is very rare. The Chair asked if directed to Teen Challenge or a program like them. Mr. Gadomski said to all programs like them.

The Chair asked about the process of background checks. Mr. Ohlund replied they use the national sex offender registry database. Mr. Bosen mentioned with the new laws and asked if they are not in the registry (those convicted before 1989) then Teen Challenge wouldn't know. Mr. Gadomski said they wouldn't know but neither would anyone. The Chair asked if they do background checks with a local organization. Mr. Gadomski said registered database only. He said if they are a registered sex offender they are visited by the local police department.

Mr. Heffernan said the state police did the background check for him and asked if Teen Challenge would use that same recourse. Mr. Gadomski said yes they would do it. Mr. Andujar clarified they do not do it now but would be willing to do so.

Mr. Heffernan asked about background checks on drug addicts. Mr. Brewster said they don't. Mr. Andujar said the people they serve usually have criminal backgrounds.

Mr. Gadomski said they are governed by state and federal law. Mr. Bosen said they are not regulated. Mr. Gadomski said they are not regulated but they obey the laws.

The Chair said there is a document from him suggesting they reject the application on the following issues;

1. Lot and property in question

After speaking with the real estate agent involved, there is some confusion as to which property is being sold to teen challenge and which property is being asked for a variance. The application asks for a variance only on Tax Map PR22- Lot 29. However the real estate agent involved seemed to understand that both Lots 29 and 27 were being sold to Teen Challenge. While it is perfectly permissible to only get a variance on Lot 29, if both lots are being purchased, the board would have to know what will become of lot 27 in the future. If lot 27 is going to be part of the Teen Challenge facility, it needs to be included in the application for variance and abutters to both lots need to be notified.

2. "Proposed use of the property concerned: Faith based recovery center for teens"

This has been clearly corrected several times but never corrected on the application. Teen Challenge is asking to run a facility for 18+ Men. However, the application we are being asked to approve does not say that.

3. When asked to "Explain your proposal fully (attach additional sheets if necessary):" the application says "Our proposal uses all existing buildings, without the need for additions or new buildings. To house the Teen Challenge New England facility, a faith based recovery 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."

This is the primary problem in the application that cannot be fixed without fundamentally changing the application. While Teen Challenge has explained in length what they do and how their program runs, they did not include any of that in the application. As a board we must consider the property as it will exist in Pittsfield in the long run. A variance stays with the property even after a sale or transfer of property. And it will continue to be effect until the use is abandoned (as defined by the zoning ordinance and case law).

This application for variance doesn't even put a limit on itself. This makes our job as a Zoning Board impossible to carry out. How can we even begin to consider if the application is "contrary to the public interest", "the spirit of the ordinance is observed", "substantial justice is done", "the values of surrounding properties are not diminished", and if "Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship" if we are considering an applications that doesn't have a limit to it.

The board should reject the application currently before us. Sisters of Holy Cross, Inc/ Teen Challenge have the option to reapply for a variance and in that new application include a detailed description of how their facility will run. The ZBA and the Town have no interest in limiting the practice of religious freedoms. However, any new applications that may come before the board must include details regarding the intake, handling, and final disposition of participants in the Teen Challenge program, as well as details concerning the interaction between Teen Challenge staff and participants with the neighborhood and town as a whole. Without these firm details, It is impossible for the ZBA to approve an application and consequently it must continue to reject any and all such applications.

Motion. Mr. Hetu made a motion to reject the application for the previously discussed reasons. Mr. Bosen seconded the Motion. There was no additional discussion.

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

Mr. Gadomski asked if they will get a copy of it. The Chair said yes he will make it available to the public and online.

The Chair clarified this is not the end, the application as it is cannot be decided on. They can use Mr. Pritchard to help them rework the application to be more legally binding for the Board to consider. Mr. Gadomski asked if they have his email. The Chair said yes they do.

ITEM 5 PITTSFIELD SELF-STORAGE'S APPLICATION FOR A VARIANCE FROM PITTSFIELD ZONING ORDINANCE, ARTICLE 3, SECTION 3, (C), NUMBER OF PRINCIPAL STRUCTURES PERMITTED ON A SINGLE LOT, FOR A SELF-STORAGE FACILITY WITH FOUR PRINCIPAL BUILDINGS ON A SINGLE LOT ON HIGH STREET, TAX MAP R-15, LOT 30, IN THE LIGHT INDUSTRIAL/COMMERCIAL ZONING DISTRICT.

The Chair explained this is an application for a variance on the single property on High Street. It is the one they considered in the original special exception which is when they forced them to merge and caused havoc on them. Since Mr. Bosen is sitting this out tonight, they only have three members therefore the applicant has asked for a continuance.

The Chair said they need to determine when the continuance would be. He said at the July 12, 2018 there was a discussion as to rather the rehearing would be on August 9, 2018 or early September. Mrs. Ward had said she wouldn't be able to attend the August 23, 2018 meeting. The applicant is asking to be heard on August 23, 2018.

Mr. Heffernan said they should move to September date so they can both be here. The Chair said Mrs. Ward is officially not an abutter.

Mr. Bosen recused himself from this discussion.

Mr. Palmer expressed confusion on them asking for a variance on the same property they have a special exception application. The Chair explained by asking for a variance they wouldn't have to merge the properties and if they got the variance the Board could reapprove the same special exception application.

The Chair explained the question is when to hold the meeting. They went back and listened to the July 12, 2018 meeting and they very clearly took Mrs. Ward's input. They had decided then to either continue it to August 9, 2018 or early September. His personal feeling is if they are not going to hold it to August 9, 2018 they shouldn't continue it to August 23, 2018 as it wasn't an option when they originally continued it. The Board agreed.

Mr. Palmer asked Donna would not be an abutter for the variance. The Chair said she wouldn't be a noticed abutter.

Motion. Mr. Palmer made motion continue the hearing to Sept 13, 2018. Mr. Heffernan seconded the Motion. There was no additional discussion.

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

ITEM 6 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.

Motion. Mr. Heffernan made motion continue the hearing to Sept 13, 2018. Mr. Palmer seconded the Motion. There was no additional discussion.

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

MEMBERS CONCERNS

The Chair brought Mr. Bosen back.

PUBLIC INPUT

The Chair opened to public input.

Mrs. Taylor brought up concerns about the types of background check Teen Challenge does. Mr. Bosen had concerns of those who don't have to register. Mrs. Taylor asked if they don't have to have staff on at night. She is also confused why it wasn't rejected three meetings ago. Mr. Pritchard said constitutional due process. Mrs. Taylor asked if they will have to resubmit documentation. The Chair replied she can resubmit the same information; nothing will be carried over.

Mrs. Hecht had problems accessing the links on the town website for the paperwork on Teen Challenge. The Chair said that information will be available in the town hall. Mr. Pritchard said he has that stuff ready to go if they bring the flash drive. Mr. Wood will fix when he gets back, wasn't aware there was an issue.

Mr. Pritchard informed the Board there will be another application on August 23rd, 2018 asked where they will be holding it. The Chair said here at lecture hall.

Mr. Gauthier thanked the board for the meeting running smoother.

ADJOURNMENT

Motion. Mr. Pat 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. Palmer – Yes; Mr. Heffernan – Yes; and Mr. Bosen - Yes. The Chair declared the Motion passed.

The Chair adjourned the meeting at 9:09pm.

APPROVED: August 23, 2018

JAMES HETU, CHAIRMAN

DATE