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WOLFEBORO, N.H. TOWN CLERK

TOWN OF WOLFEBORO
JOINT MEETING
ZONING BOARD OF ADJUSTMENT & PLANNING BOARD (Minutes Filed Separately)
May 3, 2016
MINUTES

Planning Board Members Present: Kathy Barnard, Chairman, Stacie Jo Pope, Vice-Chairman, Brad Harriman, Selectmen’s Representative, Mike Hodder, John Thurston, Vaune Dugan, Paul O’Brien, Members.

Planning Board Member Absent: Dave Alessandrone, Alternate.

Zoning Board of Adjustment Members Present: Fred Tedeschi, Chairman, Mike Hodder, Vice-Chairman, Christine Franson, Clerk, Suzanne Ryan, and Hank Why, Members, Dave Senecal, Sarah Silk, Susan Raser, Alternates.

Staff Present: Rob Houseman, Director of Planning & Development, Lee Ann Keathley, Administrative Assistant and, Robin Kingston, Administrative Assistant

Chairman Barnard opened the meeting at 7:02 PM at the Great Hall. The Planning Board, Zoning Board of Adjustment and staff were introduced.

Rob Houseman reviewed the public hearing process relative to both the Planning Board and Zoning Board of Adjustment application presentation. He noted the Variance application would be addressed by the ZBA first, including the public hearing and the ZBA Chairman would chair the ZBA portion of the meeting.

*****Please note the Planning Board minutes will be filed separately from the Zoning Board minutes.*****

Maureen Beauregard, President and Founder, Families In Transition, reviewed a PowerPoint presentation (see attached).

Jonathan Halle, Warren Street Architects, reviewed the third story floor plans and noted the building is equipped with a sprinkler system, fire alarm and elevator.

The Meeting was turned over to the Zoning Board of Adjustment.

- 1. Families In Transition/Green Mountain Realty, LLC**
- Agent: Nicole Csiszer, Esq., Walker and Varney P.C.**
- TM #217-70**
- ZBA Case #07-V-16**
- Variance - Temporary Family Transitional Housing**

Chairman Tedeschi opened the ZBA portion of the meeting at 7:37 PM.

Chris Franson read the abutter and public notification for the record. A site visit was held prior to the meeting, and the Site Visit Minutes were submitted for the file.

The applicant is seeking a Variance to Section 175-91 in order to allow the conversion of the 3rd floor of the

building to temporary family transitional housing for property located at 16-18 Lehner Street.

The proposal includes:

Third floor

- Convert to the third floor to temporary transitional housing for families facing homelessness, The proposal includes:
 - Seven bedrooms to temporarily house 5-7 families at a time
 - Community dining and meeting room
 - A children's room
 - kitchen
 - Laundry facility
 - A professional Staff office

Second floor –

- The conversion of the second floor to office space (no living space) for professional and personal and community services to provide comprehensive services to those facing homelessness, such as:
 - Counselling
 - Therapy
 - Live skill development
 - Youth programming

Please note that a Variance is not required for the proposed use of the second floor since the uses are permitted.

First floor

- No proposed changes

The property is located in the Central Business District

Nicole Czsiser, Esq. reviewed the application, plans and the five points required for a Variance as submitted with the application.

1. The variance will not be contrary to the public interest.
2. The spirit of the ordinance is observed
3. Substantial justice is done
4. The values of surrounding properties will not be diminished
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:
The "Special Conditions" of this property that distinguish it from other properties in the area.
(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area.
 - i) No fair and substantial relationship exists between the purposes of the ordinance applicable to the application and the specific application of that provision to the property.
 - (ii) The proposed use is a reasonable one.

The Board discussed and asked a number of questions regarding: public safety, property values, impact on the GWRSD; associated financial impact on the town; substance abuse screening; impact of the Welfare budget; funding; total occupancy; and future growth.

Chairman Tedeschi opened the Public Hearing:

Maureen Beauregard responded they have security on staff and the Sexual Offender Registry is reviewed. There have not been issues with security. If a substance issue arises, the occupant is asked to leave. FIT is funded through private donations with a maximum capacity of 28 beds. There will be no exterior modification to the building and the Manchester and Concord facilities have had any declination in values as a result of FIT housing. The students would be within the GWRSD. Additionally there is a possibility of future growth with a possible thrift store at a different location.

Scott Spradling, Manchester Police Commissioner spoke to security concerns and the very small number of issues Manchester actually deals with in relation.

Chairman Tedeschi opened the public hearing; noting the ZBA would first receive testimony in favor of the proposal; secondly receive testimony in opposition; and third receive rebuttal

The ZBA received testimony in favor of the proposal from the following;

Jeannie Clark, Americorps Volunteer
Haley Buck & Emily Barton, KRHS Students and Founders of Knights Against Hunger
Barbara Mosley, Gatherings By Stellaloona
Bonnie Medico, Brewster Academy (for Craig Gemmell),
John R. White, Wolfeboro Resident
Cecile Chase, Manager, TD Bank
Ana Hastings, Kingswood Regional Middle School Guidance Counselor
Suzanne Onufrey, Kingswood regional Middle School Principal
Nancy Hirschberg, Wolfeboro Resident
John Bean, NH Alliance
Reeve Curry, Wolfeboro Resident
Jane Batchelder, Food Pantry
Jeanne Crossley, Wolfeboro Resident
Katrina Keith. Wolfeboro Resident and Pastor

The ZBA received testimony in opposition of the proposal from the following;

Charles Weibel, 223 Northline Road,
Paul Whalen, Glendon Street
Marie & Timothy Aspinwall, 4 & 15 Lehner Street (Kirk Gilmore read their letter, dated May 3, 2016)
Kirk Gilmore, Union Street
Denise Williams, 64 Glendon Street
John Agostino, 50 Union Street
Shawn Silva, Silva Family Dentistry, (tenant at 16-18 Lehner Street)
Holly Williams Aucoin, 57 Lehner Street
Brian Lombard, 64 Glendon Street
Josh Lee, Action Sports and Physical Therapy (tenant at 16-18 Lehner Street)

Concerns focused on safety and the decline of property values.

Board Questions:

The Board discussed property taxes for the building; Welfare impact; clarification of occupants coming from the five GWRSD Towns only; security and property values.

Maureen Beauregard responded there would be discussion with the Tax Collector relative to taxes versus payment in Lieu of Taxes.

Amy Capone commented the closet shelters are in Dover and Laconia and really do not offer places for families. The addition of this housing will be beneficial to the residents in the area.

The Board discussed additional information regarding declination in property values; safety concerns; and property tax implications.

It was moved by Suzanne Ryan and seconded by Mike Hodder to continue the ZBA Use Variance application and public hearing to May 10, 2016. All members voted in favor. The motion passed.

It was moved by Suzanne Ryan and seconded by Mike Hodder to adjourn the May 3, 2016 Wolfeboro Zoning Board of Adjustment meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 11:00 PM.

Respectfully Submitted,

RK

Robin Kingston
Administrative Assistant

*****Please note these minutes are subject to amendments and approval at a later date.*****



Families in Transition

Providing a Home. Building Hope.

May 3, 2016

Presentation to Town of Wolfeboro

Joint Meeting of the

Planning Board and Zoning Board of Adjustment

Maureen Beauregard, President

“To provide safe, affordable housing and comprehensive social services to individuals and families who are homeless or at risk of becoming homeless, enabling them to gain self-sufficiency and respect.”



@FITNH

Building Hope

Families
in Transition





Families in Transition (FIT) provides safe, affordable housing and social services to individuals and families who are homeless or at risk of becoming homeless, enabling them to gain self-sufficiency and respect.

Board of Directors

Dick Anagnost, Chairperson	Alison Hutcheson
Charla Bizios Stevens, Vice Chairperson	Peter Mennis
Robert Bartley, Treasurer	Kristy Merrill
Colleen Cone, Secretary	Sedra Michaelson
Mary Ann Aldrich	Kelly Mulholland
Alex Anagnost	Gayle Murphy
Trevor Arp	Tracie Sponenberg
Kriss Blevens	Kitten Stearns
Eric Demaree	Angela M. Whitcher
Susan Grodman	

Supportive Services

- Case management
- Skill-building workshops
- Childcare during programming
- Social events & community-building opportunities
- Transportation
- Referral to existing resources

Specialty Programs

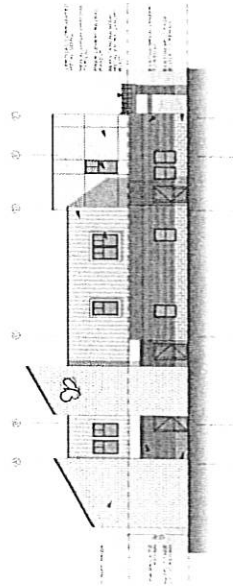
Family Willows Intensive Outpatient Program

Integrated trauma and substance abuse treatment for women with trauma and substance abuse history



The Family Place

Therapeutic child care
Centralized intake center



Health Clinic
Employment Skill Center
Emergency Housing – 11 Families

2 East Elevation



@FITNH

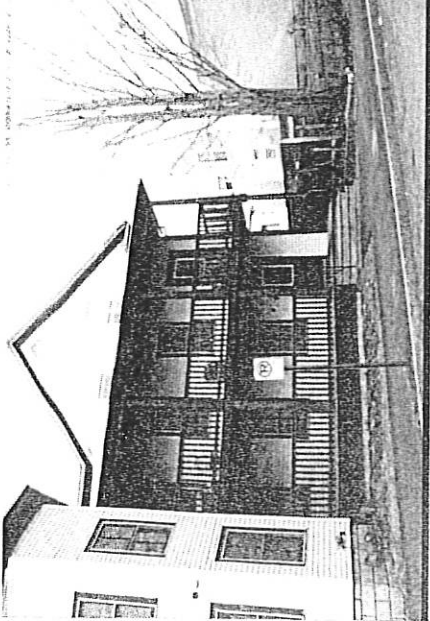
FB



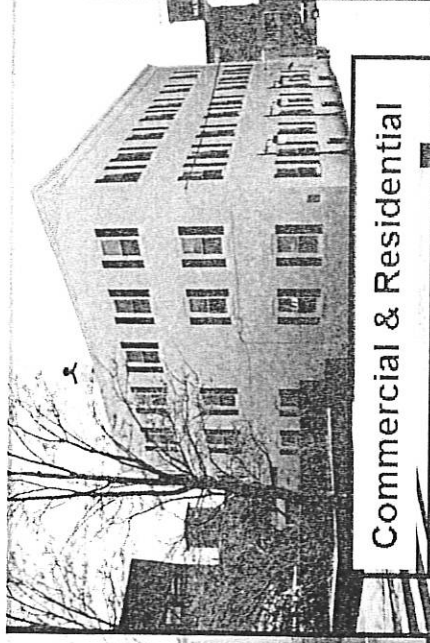
Housing Programs



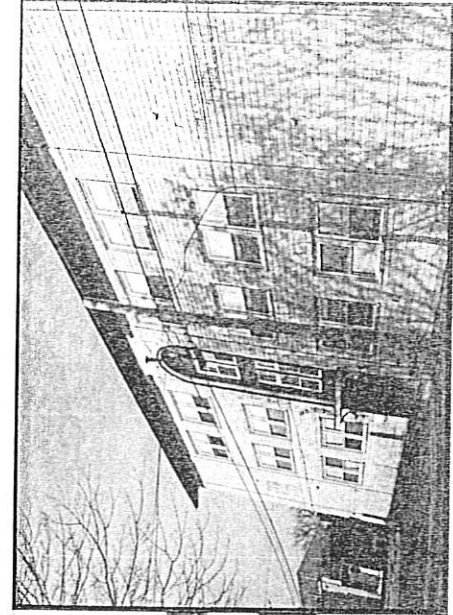
@FITNH



Spruce Street



Commercial & Residential

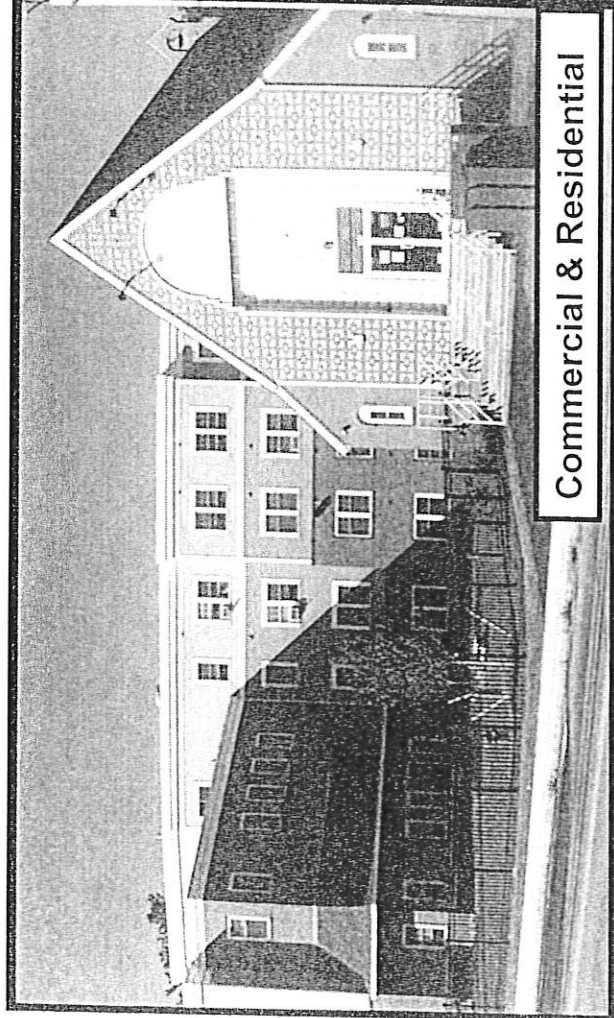


Amherst Street

FIT-Concord

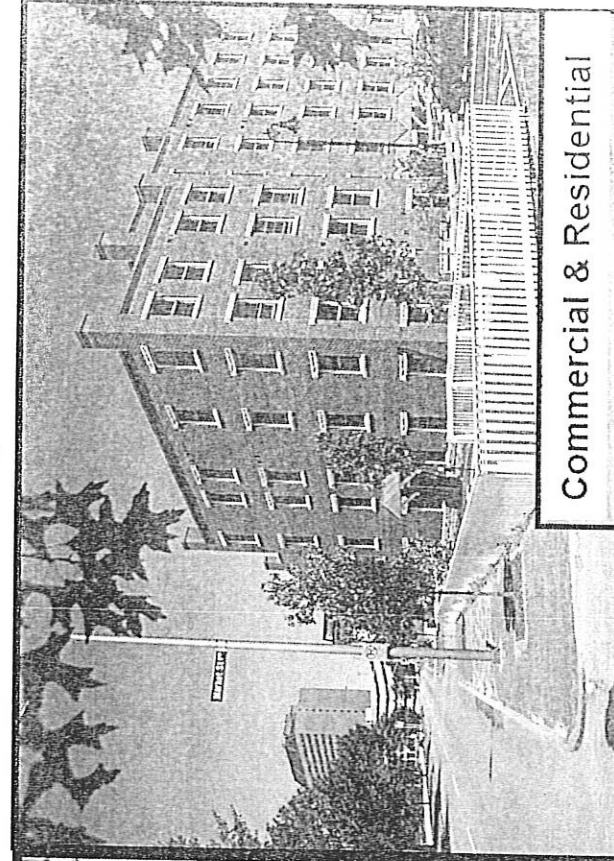
Transitional Housing

Family Willows

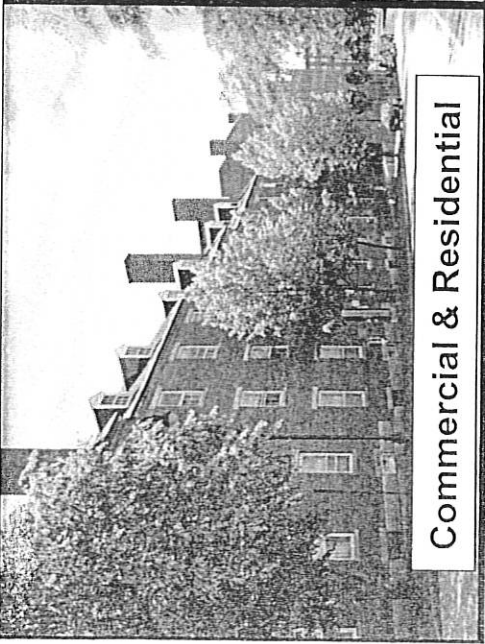


Commercial & Residential

Millyard II

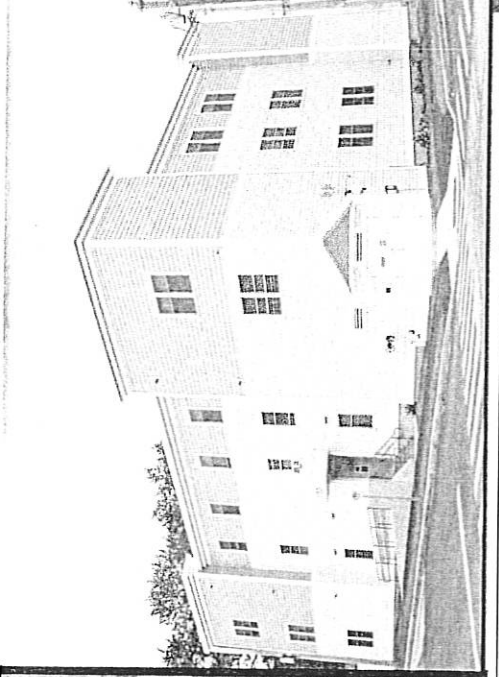


Commercial & Residential



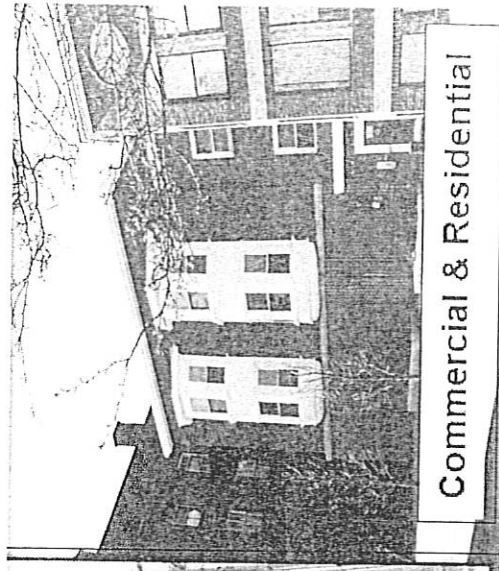
Commercial & Residential

Millyard I



Belmont Street

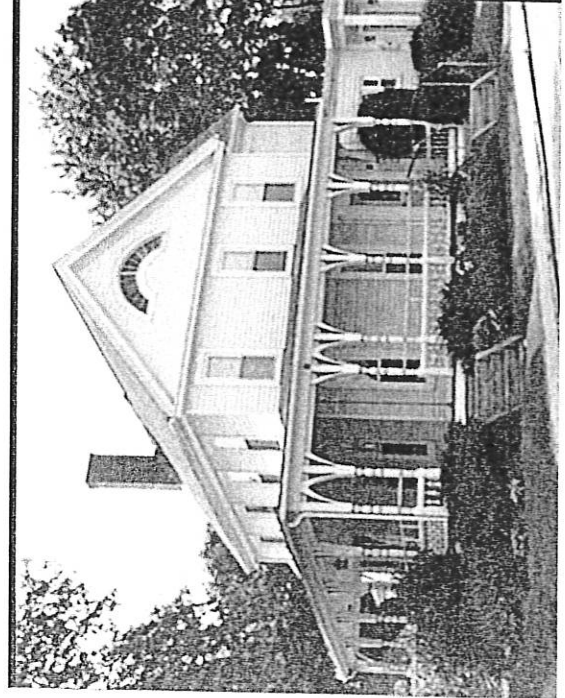
Permanent Supportive Housing



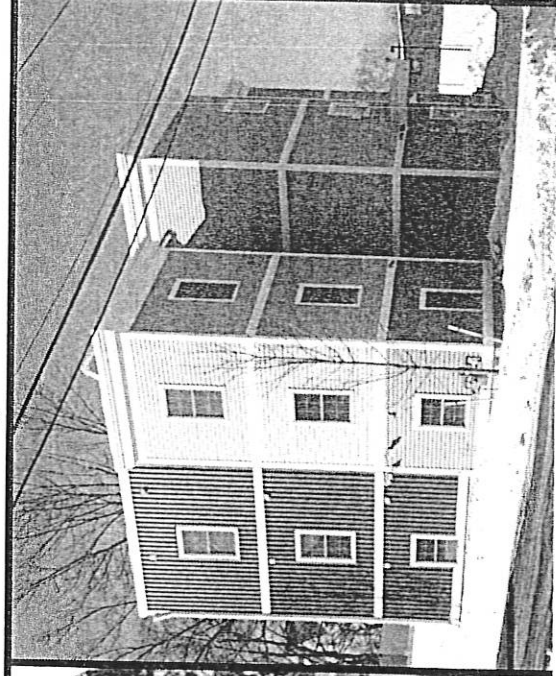
Commercial & Residential

FIT Concord

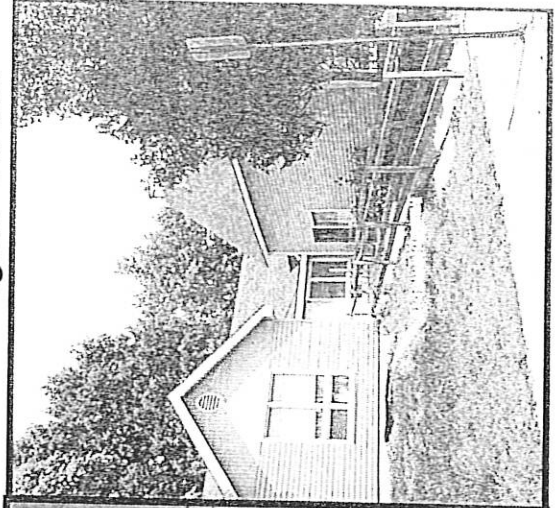
FIT-Dover

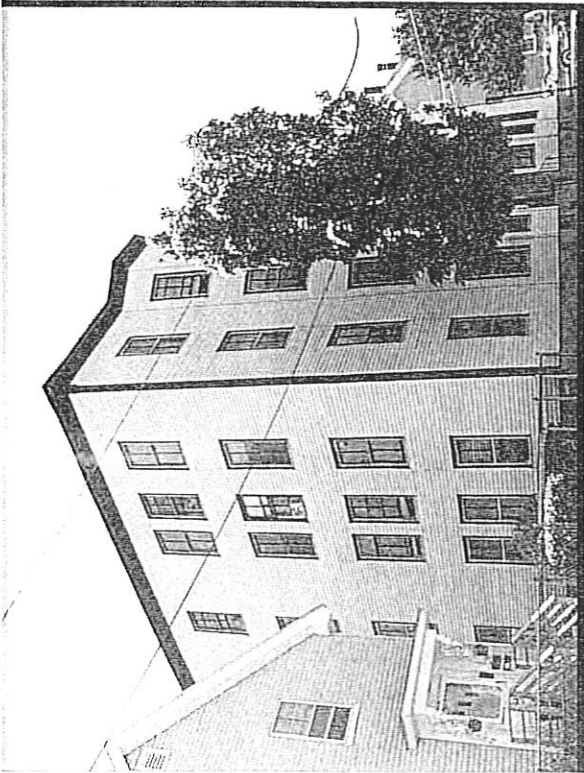


Hayward Street

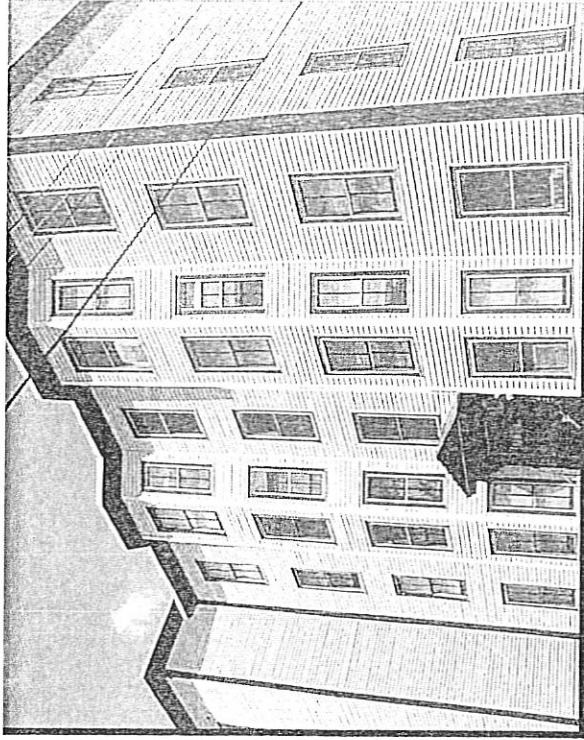


Douglas Street





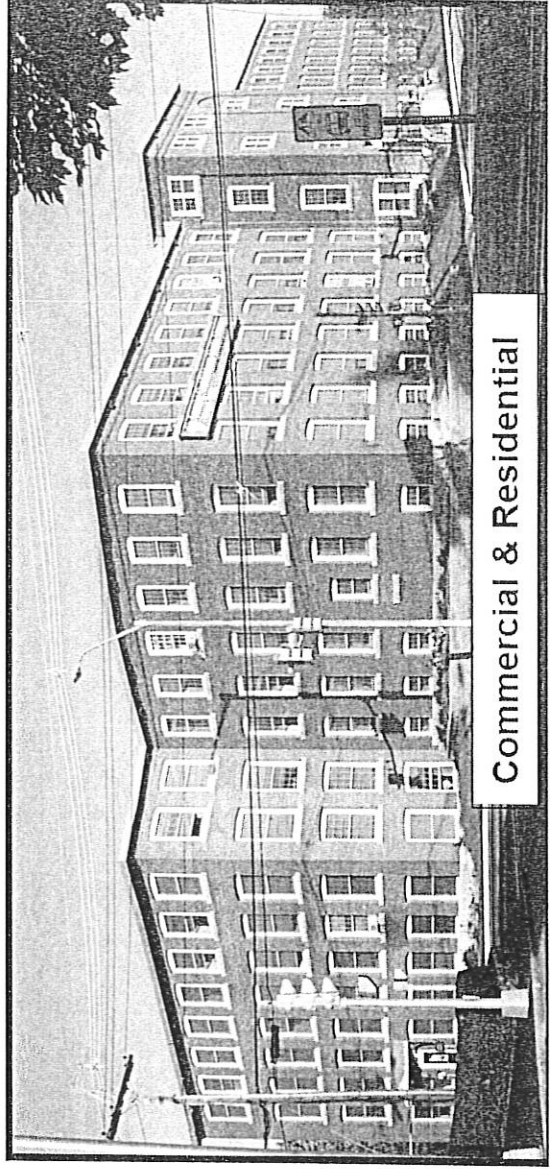
School Street



Third Street

Permanent Affordable Housing

Family Mill



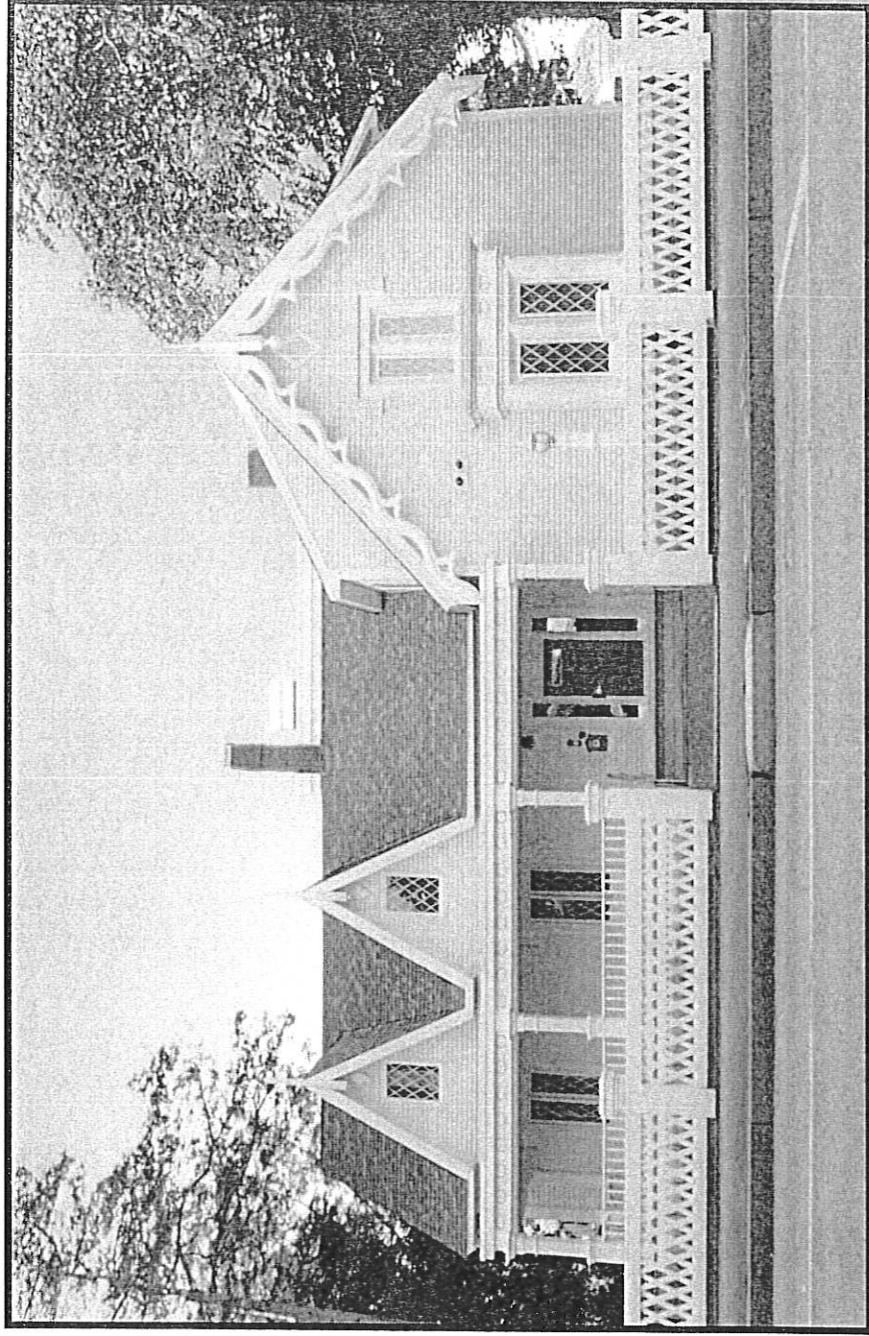
Commercial & Residential

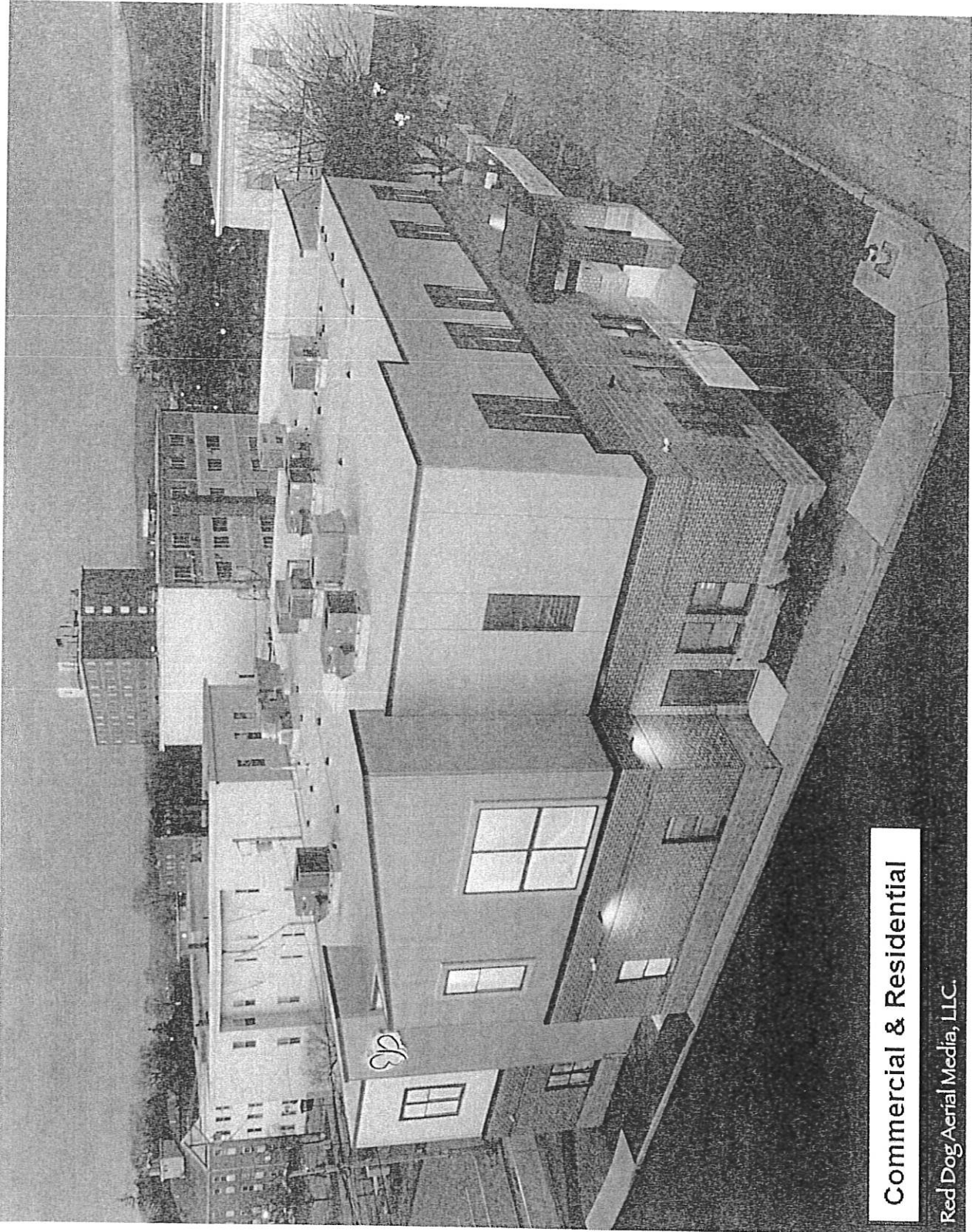


@FITNH

Lowell Street Interim Housing

Short-term Housing





Commercial & Residential

Red Dog Aerial Media, LLC.

Southern NH Services Head Start – on site preschool; FIT provides family therapist

Catholic Medical Center - Mobile Community Health Team – on site health clinic

Goodwill Industries of Northern New England – on site employment services

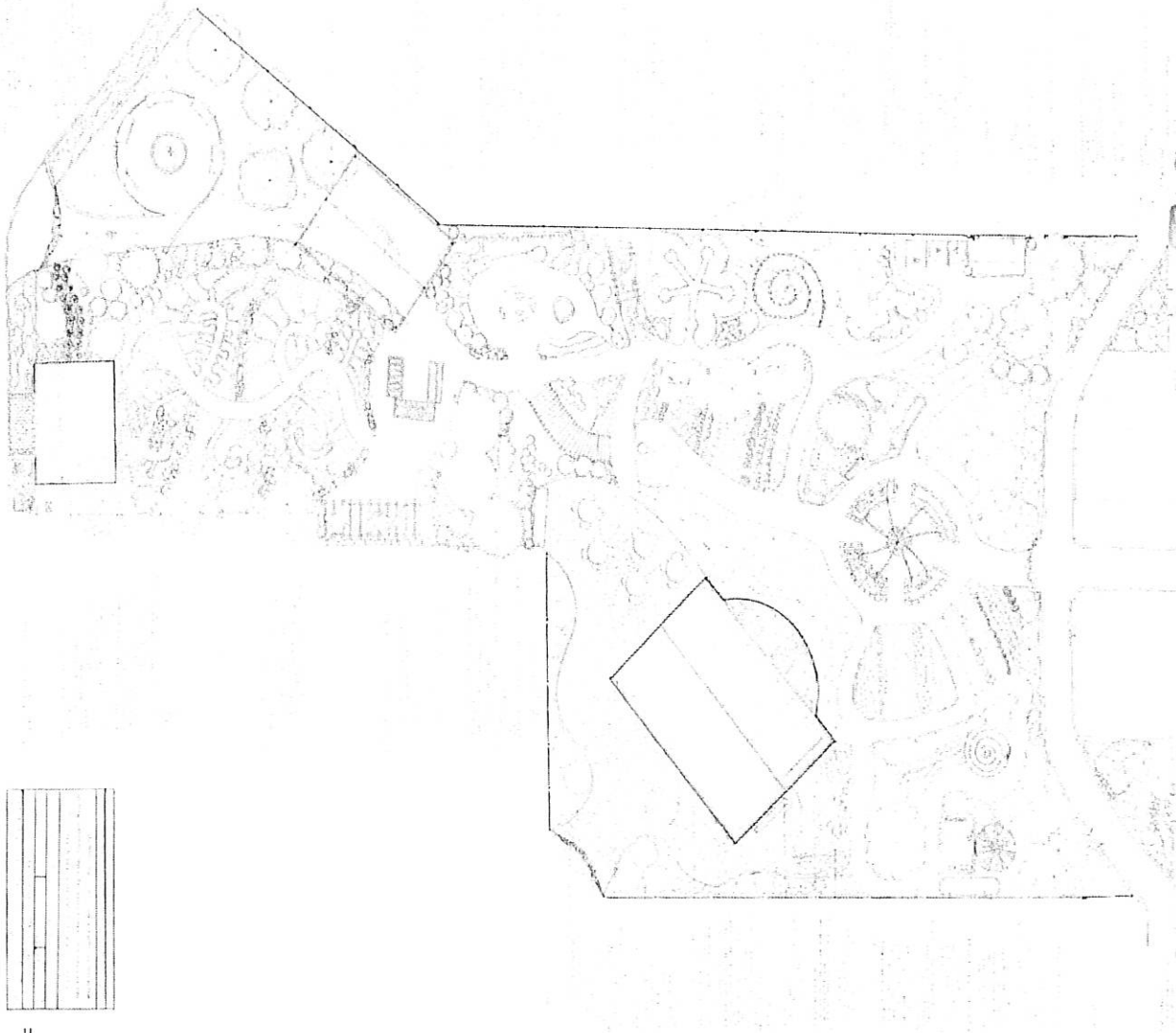
New Horizons for New Hampshire – provides chef and kitchen manager to cook all meals

Manchester School District – homeless liaison weekly visit

Child & Family Services – therapeutic services to parents and children

Families in Transition – Manchester Emergency Housing – short term housing for families with children.

Hollows Community Garden & Food Science Center

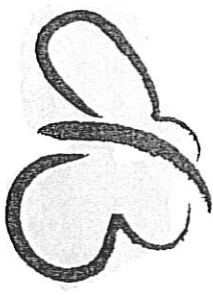


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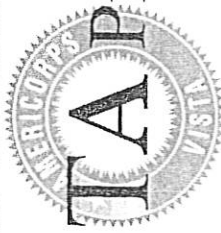


Umbrella Organizations

Housing BenefITs



Families in Transition



VISTA Program

*is an independent nonprofit whose mission is to
improve quality of life for low- and moderate-income
residents by increasing the supply and quality of
affordable housing in New Hampshire.*



@FITNH



NH Coalition to End Homelessness



603.641.9441 | www.nhceh.org

Research

Training

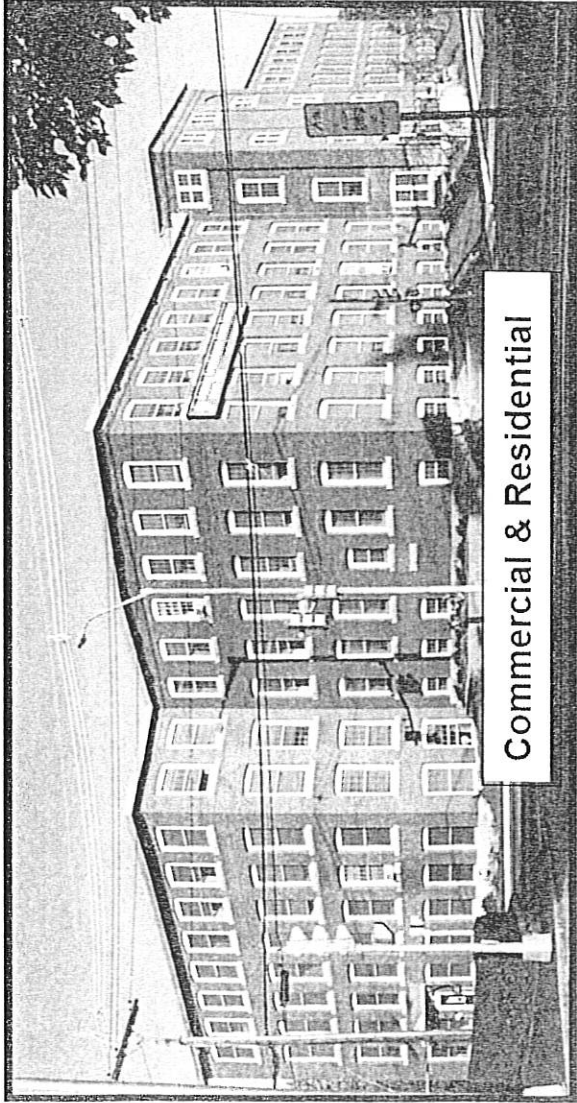
Advocacy



Entrepreneurial Business Ventures



@FITNH



Commercial & Residential

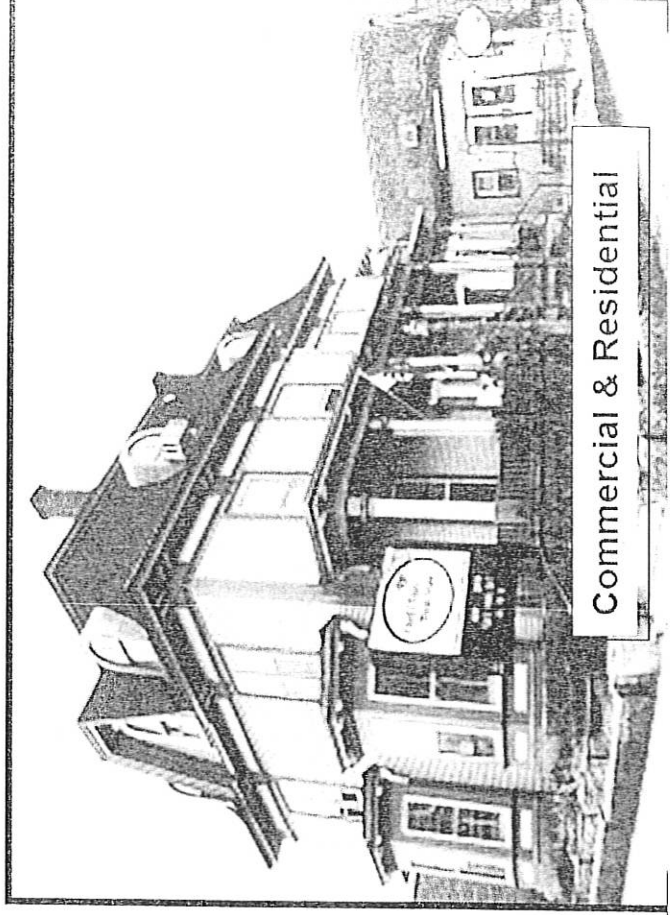
The OutFitters Thrift Store
Second Street, Manchester



OutFitters
Thrift Store

Real Good Buys.

Boutique



Commercial & Residential

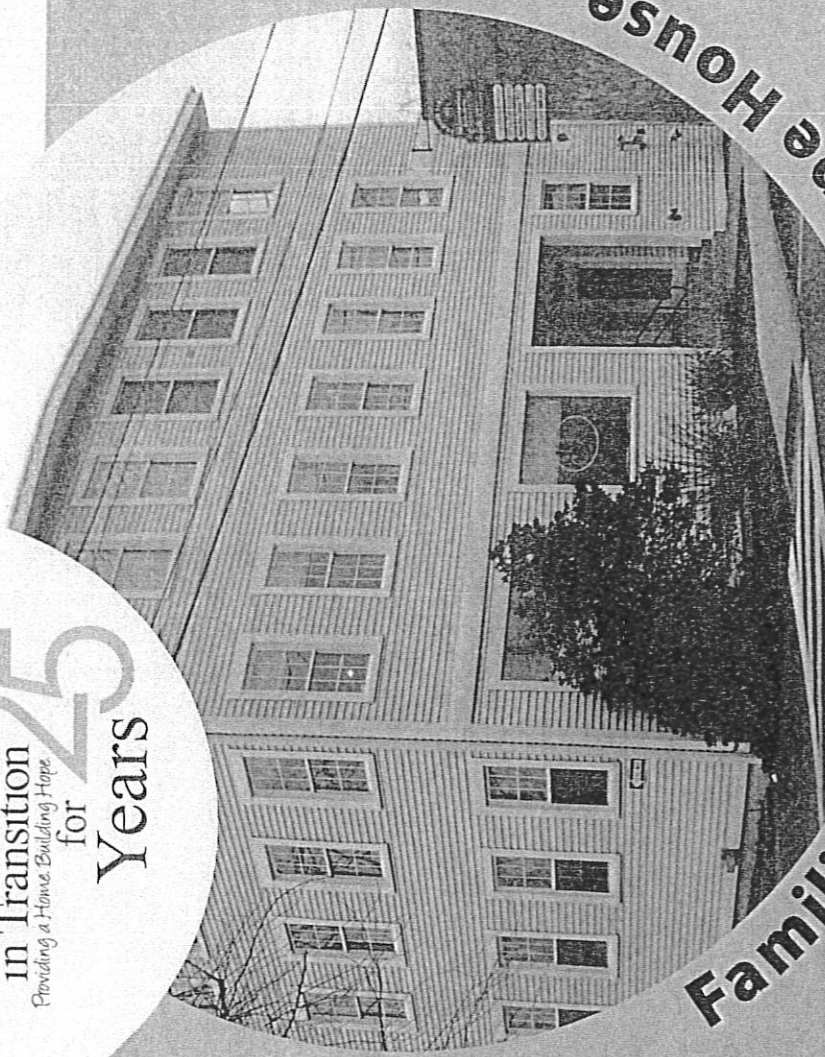


www.facebook.com/Outfittersnh

www.twitter.com/Outfittersnh



Families
in Transition
Providing a Home. Building Hope.
for
25
Years



Families in Transition's Hope House

Providing a temporary home and services to families in need.

Homelessness in NH

On any given night in January 2016, there were a total of 262 unsheltered homeless people in New Hampshire.

In 2015

- Families in Transition (FIT) received nearly 5,000 requests for assistance.
- FIT provided housing to 616 people, 311 of whom were children.

In Carroll County

- There are 126 homeless children in the Governor Wentworth Regional Cooperative (K-12).
- In Wolfeboro alone there are 26 homeless students and 17 homeless families.
- There is currently no family safe, short-term, transitional housing in Carroll County.

The Hope House

Details of Hope House:

- Given the need, Families in Transition was invited to Wolfeboro by a group of community supporters
- Purchase and operations of The Hope House is with private funds from the Wolfeboro Community
- Hope House families with children within SAU 49. Families are currently in hotels paid by town, camping, substandard housing and doubled up within the district

17 Lehner Street :

- 3rd Floor – Transitional living space, the unused portion of the building
- 7 families with children- each family has own room with beds and full bath, kitchen, children's room, laundry, office
- 2nd Floor Offices and meeting space including workshops, community meeting and individual meetings
- 1st Floor – Commercial Space- 2 existing tenants
- Video Surveillance
- Estimated 30 to 120 day stay

Building Location:

- Central location to community resources
- Within mixed neighborhood of commercial, single and multi family units
- Walkable to town amenities such as grocery stores, banks, Huggins Hospital, schools & Churches
- Foss Field, Cotton Valley Rail Trails, Public Docks, local restaurants,
- Families can attend concerts in the park and movies in the park

The Hope House

Staffing:

- 24/7 Staff
- Awake Overnight Staff
- Manager
- Volunteer Coordinator
- PT Maintenance

*Total of 7 staff to be hired from the area. Includes sick, vacation & personal time. Health insurance and matching retirement.

Details about the project:

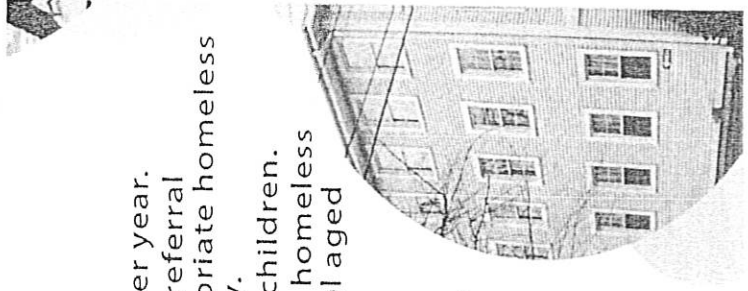
A home for 42 parents and 84 children per year. Comprehensive intake, assessment and referral designed to direct families to the appropriate homeless and housing resources in the community.

Referral to medical care for parents and children. Connection to Department of Education homeless school liaisons to help ensure that school aged children remain in school through their homeless experience.

Access to nutritious hot meals.

Assistance in increasing income through employment or access to mainstream benefits.

Assistance in accessing community services including treatment for mental health or substance use disorders.



The Hope House

Program Expectations

Participant Responsibility

- Meet with the assigned Service Coordinator and/or Family Place Program Manager a minimum of three times per week for case management.
- Engage in programming such as any workshops, groups, or classes offered at the Family Place. Recommendations in terms of workshops, groups, and classes will be discussed in case management.

Children:

- Supervised at all times as you are responsible for the safety of your child(ren).
- Supervise your children in all common areas of the shelter. This includes living rooms, dining rooms, and hallways.

Cleaning:

- Clean your room and bathroom
- Participate in house responsibilities in order to share the roles of upkeep of common areas.
- List posted.
- Responsibilities will include meal preparation and serving in the kitchen, sweeping and mopping common areas including the laundry room, living rooms, and stairwell.

Guests

- There are to be no guests of shelter residents in the building at any time.

Respectful Community:

- Noise curfew is 9:00pm to 7:00am
- adults return to their personal bedrooms at 11:30p.m.

The Hope House

Safety:

- Each participant will have a code to access the shelter, bedroom units, and personal safes.
- Each code is unique to the participant and is not to be shared.
- Should staff become aware of families sharing personal codes, your shelter stay could be terminated.
- When entering and leaving the shelter, you must always use the front door on Lake Ave.
- Entry and exit doors are not to be propped open. This includes the front entry to the facility and the entry into the shelter stairwell.
- No use or possession of alcohol or illegal drugs or misuse of prescription drugs is allowed on or off premises.
- If FIT-Family Place staff witness illegal substances in your possession, the police will be notified immediately.
- All participants have the right to be free of abuse, neglect and exploitation, including freedom from any verbal, non-verbal, mental or physical abuse or neglect.
- Absolutely no violence will be tolerated. This includes physical, sexual, verbal, and emotional abuse or violence. This also includes threats or abuse of persons (including spanking or threatening of children, repeated profanity, racist or sexist remarks) or damage to property.
- A safe is provided in each unit to use to store medications, wallets, money, and any other small item. All personal items need to remain in your bedroom unit.
- No use of candles, incense, or other flammable materials is permitted on the property.
- All participants are expected to return to the shelter by 8:00 p.m. The front door will be locked at that time.

The Hope House

Rule Violation Procedures:

If it is believed or reported to staff that a participant may have violated a FIT-Family Place program rule, a meeting will be scheduled immediately to address the issue at hand. The meeting may be with staff scheduled in the moment. This meeting may include the participant, the service coordinator or program aide, and the Family Place Program Manager.

Families in Transition – Family Place Program Expectations Agreement

I, _____, have received and agree to comply with all Families in Transition-Family Place Program Expectations that have been reviewed during the move-in orientation. I understand that violation of the House Expectations may lead to dismissal from the FIT-Family Place Program immediately.

Participant Name _____

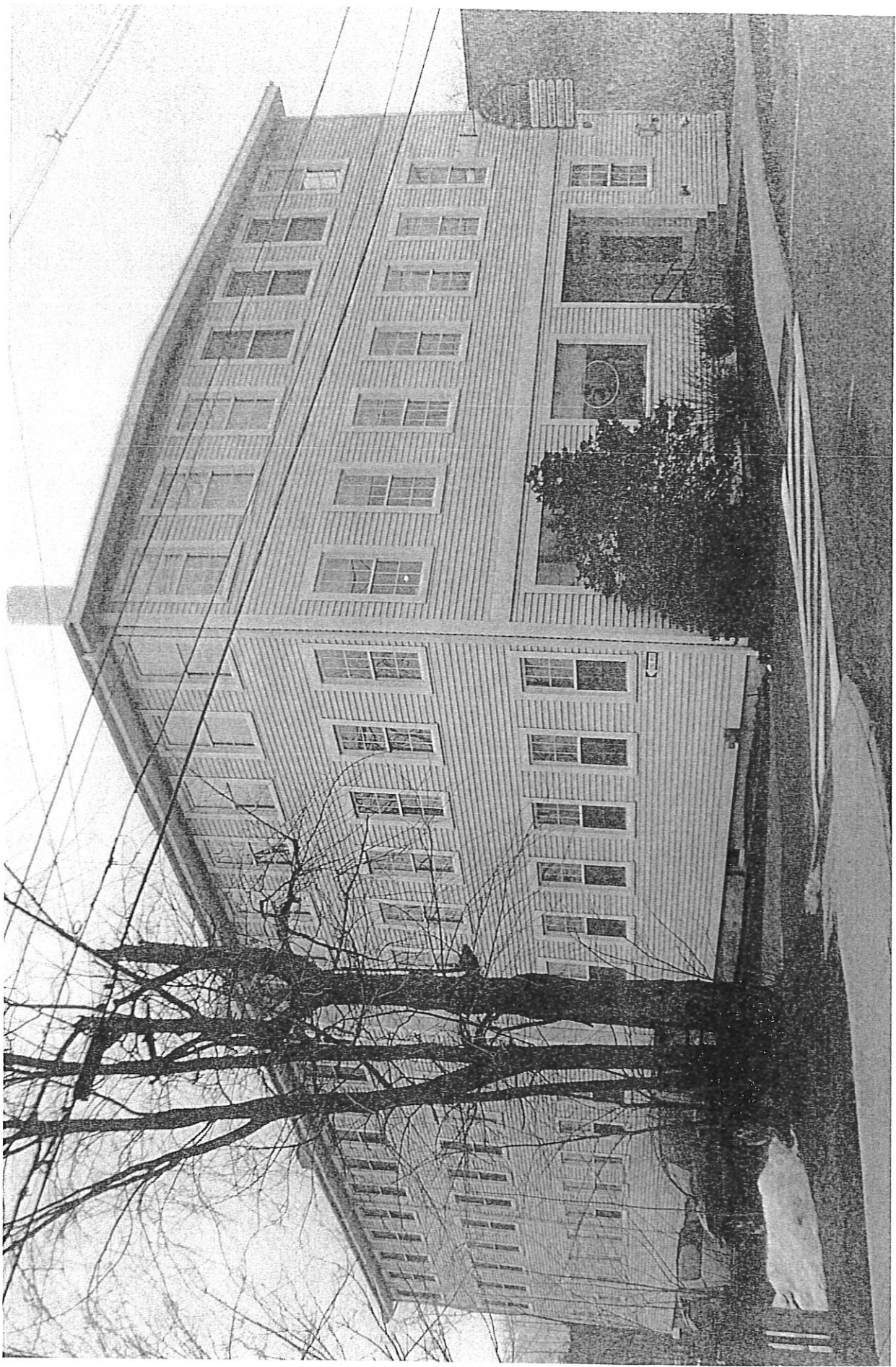
_____ Date

WARRENSSTREET

An Architecture & Engineering Design Cooperative

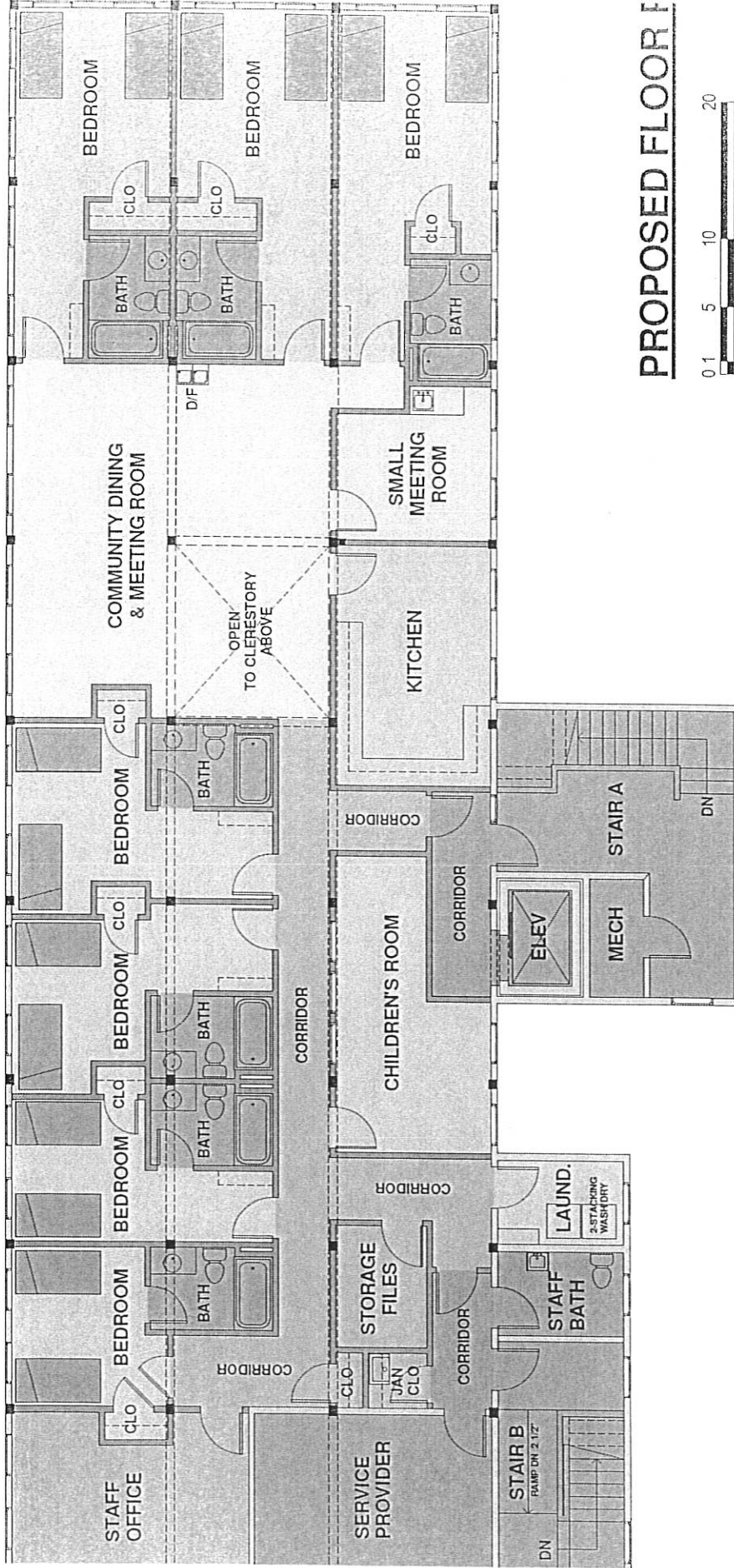
Jonathan Halle, AIA, ASLA, LEED AP / Architect & Landscape Architect

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Planning Board and Zoning Board of Adjustment



FAMILIES IN TRANSITION HOPE HOUSE

16-18 LEHNER STREET - WOLFEBORO, NH 03894



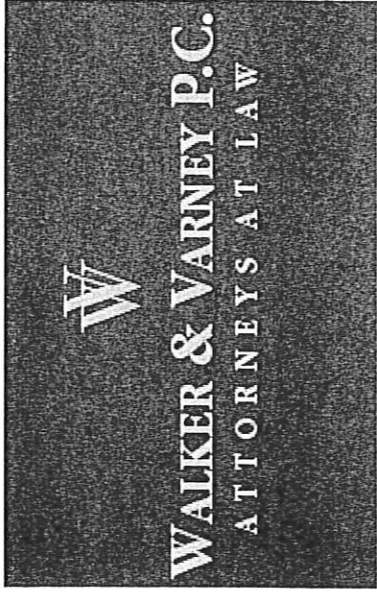
PROPOSED FLOOR PLAN



WARRENSTR

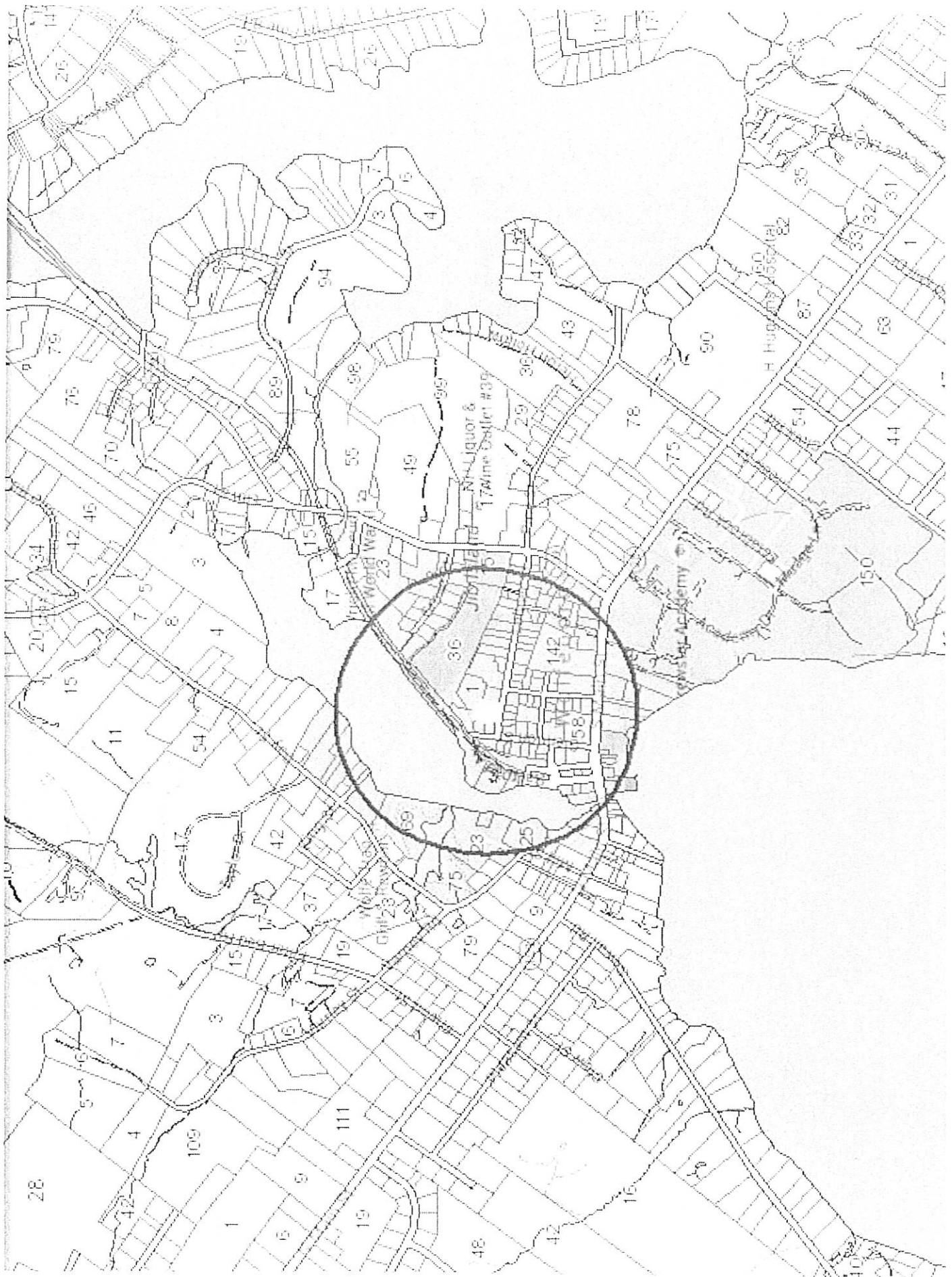
www.fitnh.org

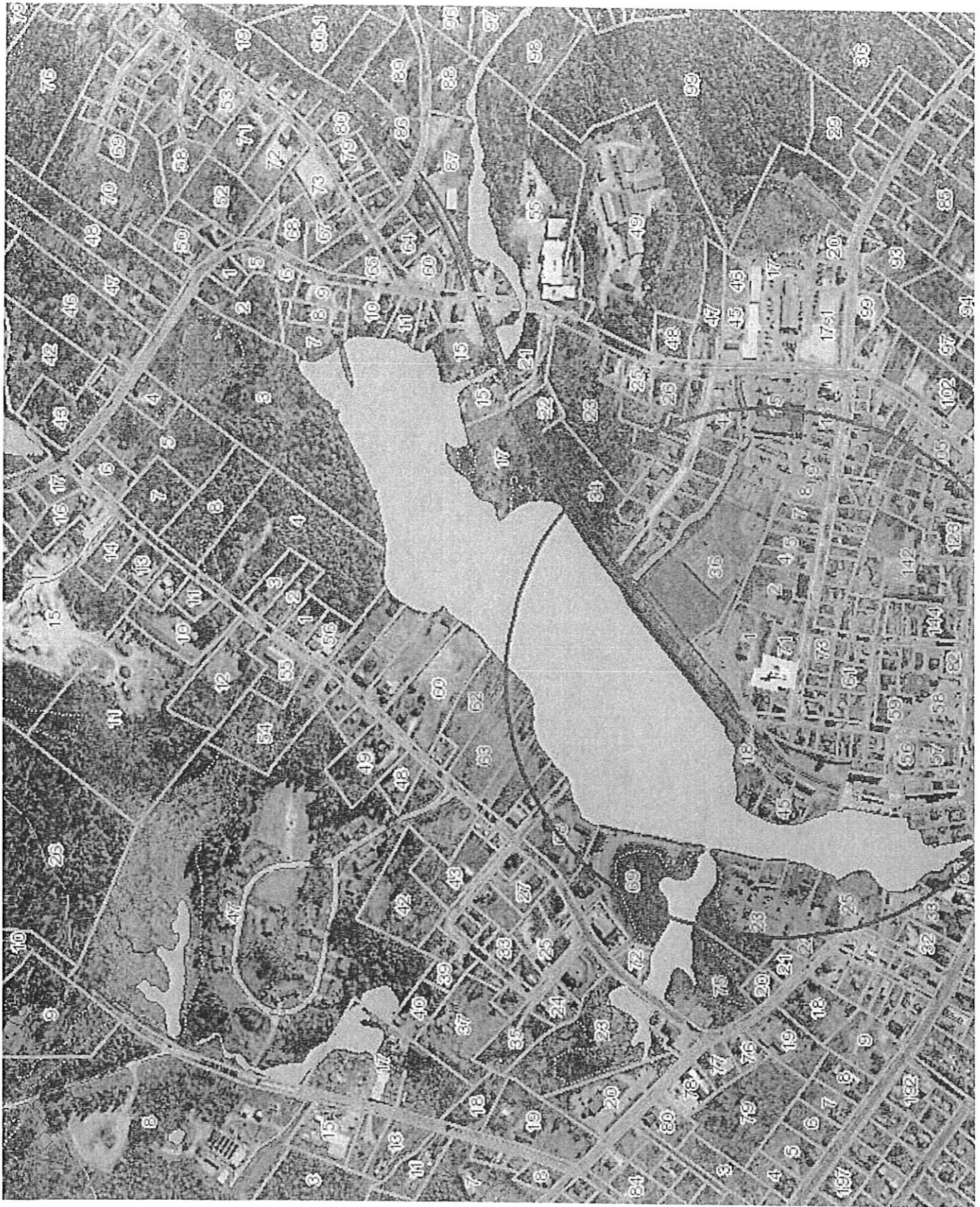
FAMILIES IN TRANSITION

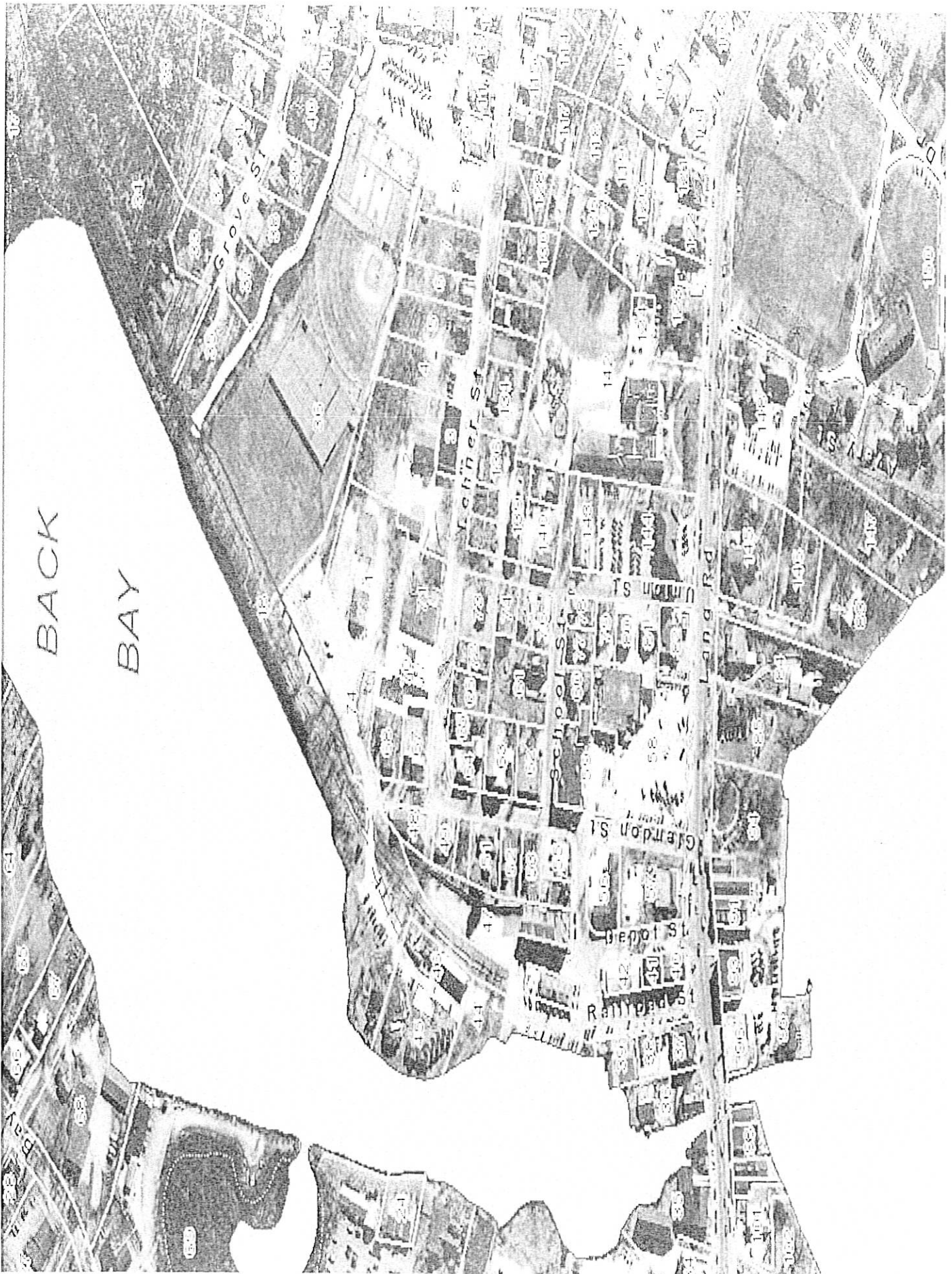


Nicole K. Csiszer

May 3, 2016
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Joint Meeting of the
Planning Board and Zoning Board of
Adjustment







BACK
BAY

Grove St

Leiner St

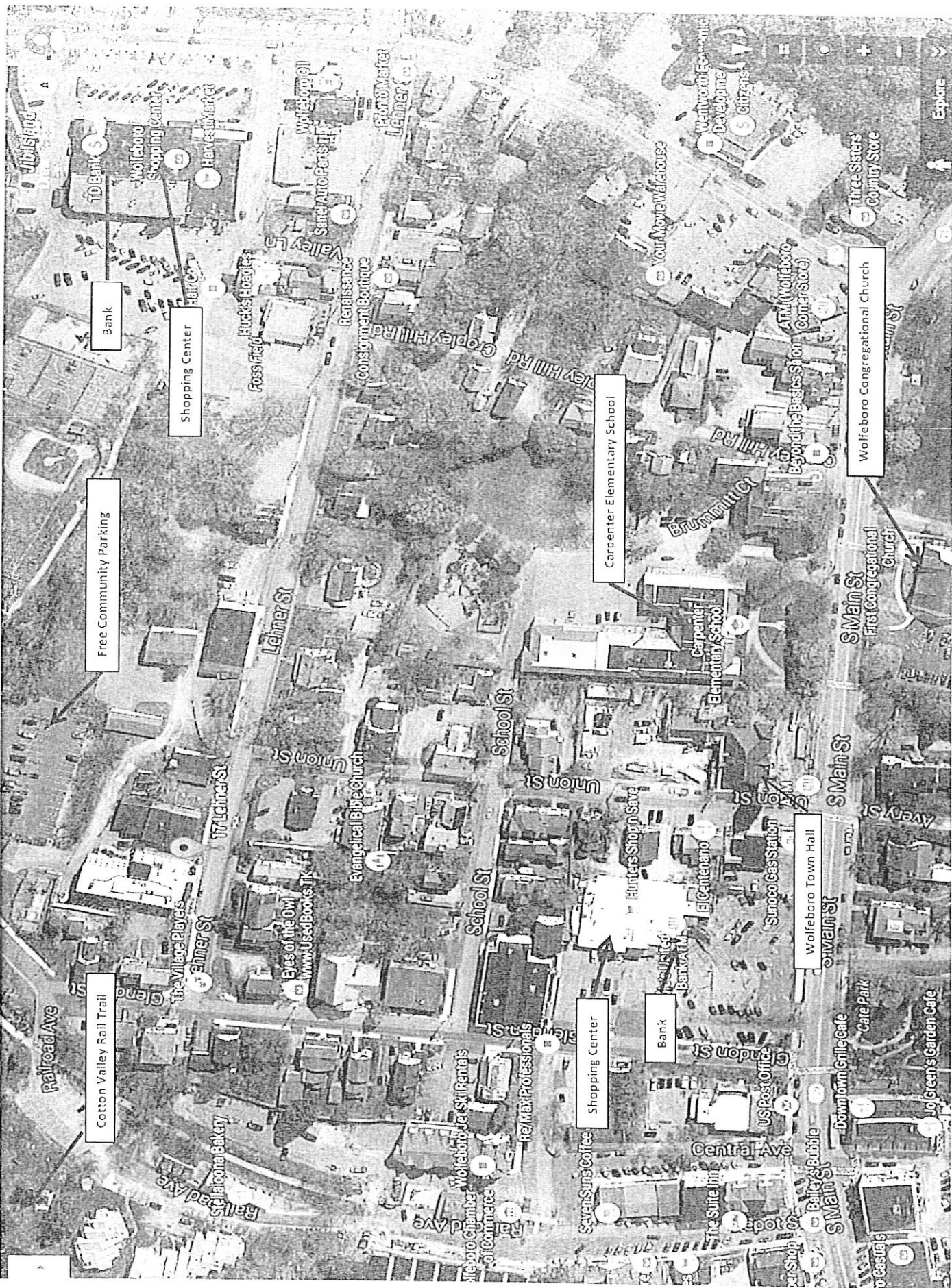
School St

Lang Rd

Gordon St

Depot St

Ralston St



Bank

Shopping Center

Free Community Parking

Cotton Valley Rail Trail

Carpetner Elementary School

Bank

Shopping Center

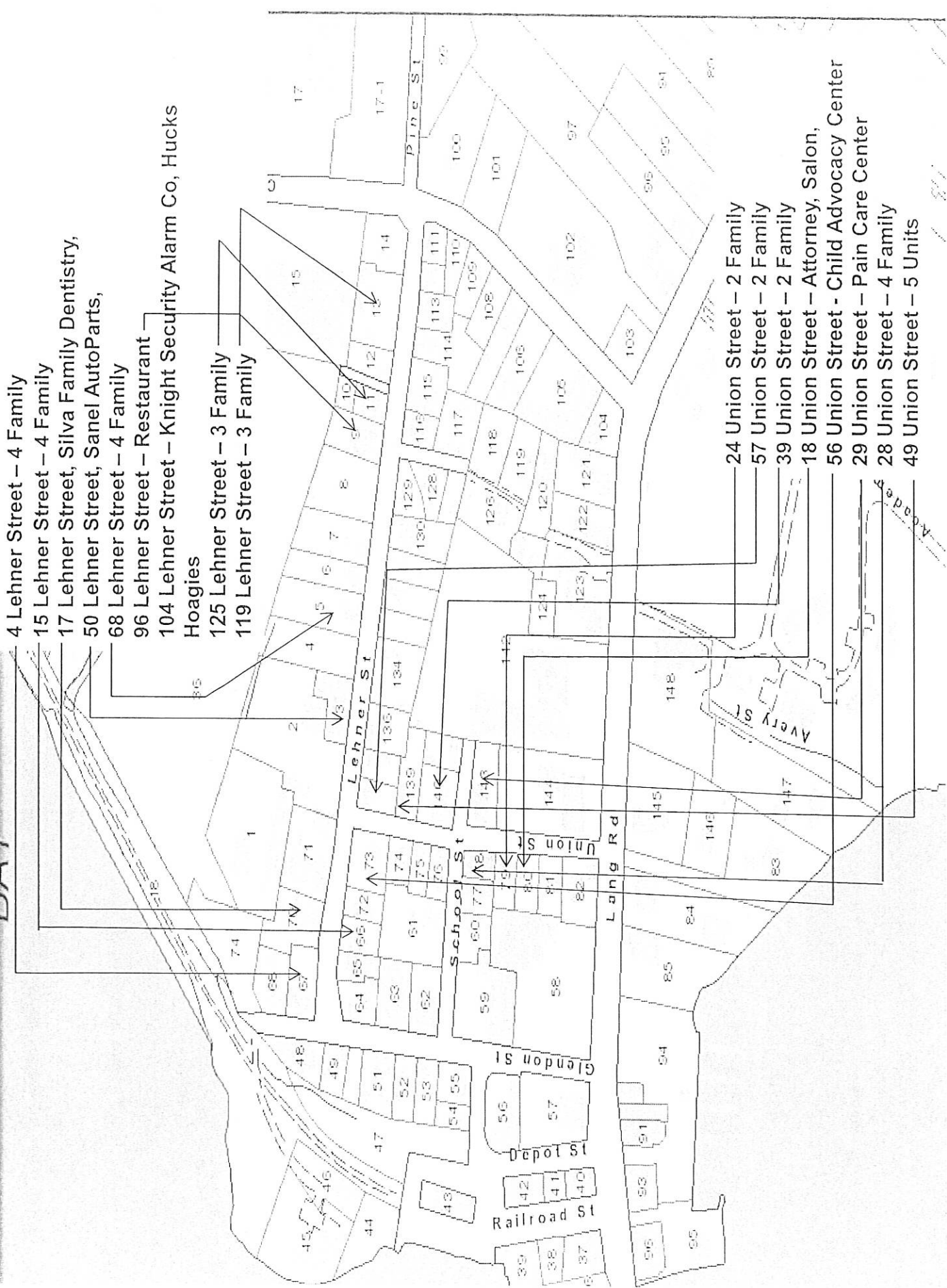
Wolfeboro Congregational Church

Wolfeboro Town Hall

First Congregational Church

Three Sisters' Country Store

DAY

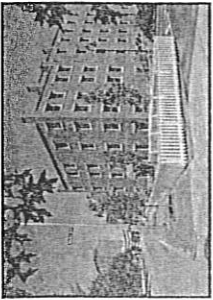


- 4 Lechner Street – 4 Family
- 15 Lechner Street – 4 Family
- 17 Lechner Street, Silva Family Dentistry,
- 50 Lechner Street, Sanel AutoParts,
- 68 Lechner Street – 4 Family
- 96 Lechner Street – Restaurant
- 104 Lechner Street – Knight Security Alarm Co, Hucks Hoagies
- 125 Lechner Street – 3 Family
- 119 Lechner Street – 3 Family

- 24 Union Street – 2 Family
- 57 Union Street – 2 Family
- 39 Union Street – 2 Family
- 18 Union Street – Attorney, Salon,
- 56 Union Street - Child Advocacy Center
- 29 Union Street – Pain Care Center
- 28 Union Street – 4 Family
- 49 Union Street – 5 Units

181

Property Assessment of Existing Portfolio



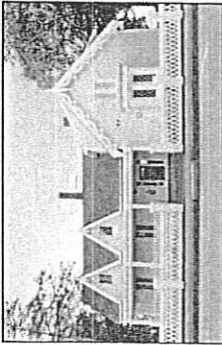
122 Market Street - \$225,000 purchase price, current assessment is \$865,200



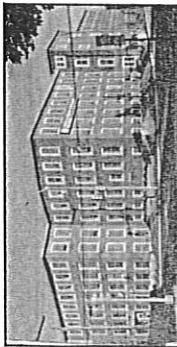
641Hayward - \$190,000 purchase price, current assessment is \$552,000



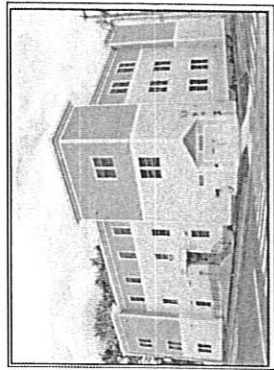
9 Oddfellows and 5 Market Lane, Concord - \$720,000 purchase price (both), current assessment of 5 Market Lane – \$747,879 assessment, current assessment of 9 Odd Fellows is \$519,712



136 Lowell St. - \$1 purchase price, current assessment is \$607,100



394 Second St. - \$795,000 purchase price, current assessment is \$1,928,600



282 Belmont St - \$505,000 purchase price, current assessment is \$1,137,500





Building Hope



Families
in Transition

1000 West 10th Street
Chicago, IL 60607
773.462.1000