



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall December 28, 2020 @ 7 p.m. Draft Meeting Minutes

Doug Greiner, Chairman	- Present	Stacia Eastman–Alternate	- Absent
Ray Deary – Vice Chairman/Secretary	- Absent	Jeff Nangle– Alternate	- Present
Loretta Razin - Member	- Present	William MacDuffie Jr –Alternate	-Present
Joe Schmidl – Member	- Present	Vacant – Alternate	- N/A
John Herbert – Selectman Ex-Officio	- Present	Recording Sec.	- Vacant
		April Rollins - Assistant	- Present

Visitors: Norman Lemay, Megan Philbrook, Mike Farrell, Andrew Morency, Pat Charfella, Marcia Murphy, Louise Andrus, Mike & Marlena Dipre, Leann Wesoja, Jillian Parker, Tricia Thompson, Bin Huang, Joseph Landry, Tim Wunderlich, Eric Swensden, Katie Gagne and Ray Wilson.

Zoom Attendees: Heidi De Kok, Steve Miller, Linda Wunderlich, Ashley Langevin, Kate Wilson, Rose Cravens, Karen Currier, Laura Dutile, Jessica Farrell, Loretta Razin, Joe Schmidl, David Croft, Gayle Landry, Leanna & Brenden Lorden, Ted Jarvis, Mac Johnston, Jocelyn Henry, Brett Walker, Mary Heath, Amy & John Smitka, Pat McCarthy, Mandy Bailey, Robert Irving, Jessica Price, Amanda Paveglio, Sandy Decato, Al Romano, Alley Desantis, Michael Prete, James & Jennifer Hoyt, Gene Shaw, Kayla Mora and Ron & Jill Mapes.

Chair Greiner opened the meeting at 7:00 p.m. and appointed Jeff Nangle a voting member.

Review & Approve the draft minutes of December 21, 2020 – The Board reviewed the December 21, 2020 draft meeting minutes. Jeff Nangle made a **motion** to approve the meeting minutes of December 21, 2020 with corrections. John Herbert **seconded** the motion and the **motion passed unanimously**.

Public Hearing Continuance @ 7:00 p.m. - Conditional Use Permit for Site Plan Review has been received in order to operate an Assisted Living Facility, located at 863 Old Turnpike Road, (Map 232, Lot 11) the parcel is owned by Scioto Properties SP-16, LLC

d/b/a Neuro Restorative Inc. (NRI) located in the Residential /Agricultural Zoning Districts

- Chair Greiner stated the board has reviewed both the old & new information that has been submitted and the waiver request which has been satisfied by the Wunderlich's previous subdivision requirements. Selectman Herbert made a **motion** to accept the application as administratively complete. Jeff Nangle **seconded** the motion and the **motion passed unanimously**. Chair Greiner explained to those in attendance the procedure for tonight's meeting and asked that all public comment be kept to a ten (10) minutes timeframe.

Pat Charfella stated they are proposing to operate a facility for five (5) individuals with cognitive/neurological disorders at 863 Old Turnpike Road under the State's 814 care license which is 1001 certified. The facility will have 24/7 staffing, a support nurse, support staff and a residential supervisor. There will be some that are overnight staff and others that provide daily assistance for living. She has been in New Hampshire since 2009 and personally oversees six (6) other sites in N.H.

Chair Greiner stated there were some items that had been outstanding from the previous subdivision but all of those have been met. Chair Greiner explained that there may be additional items that get flagged during this review process and the board has already received an approved septic plan to convert it from a 3-bedroom to a 5-bedroom home. The NH DOT driveway permit was outstanding and that has also been received but the Town has no jurisdiction over it. There was an email stating a full fire suppression system is going to be installed, along with emails & letters from various residents which can be heard during the public hearing portion of tonight's meeting. Chair Greiner stated there may be a need for some fencing because he is not sure of the level of the cognitive disorder problem the individuals may have but an explanation may help to address some of the abutters concerns. Chair Greiner opened the public hearing at 7:20 p.m.

Mike Farrell, 859 Old Turnpike Road – stated he has a personal interest and would like to see full transparency for not only himself but also for the Town because the issue has already come up, he means no disrespect but a firestorm was ignited on Facebook. Mr. Farrell stated he received a public hearing notice from the Town saying this was for a conditional use permit with no other information. He had spoken with Steve Miller after the meeting on December 7th, who was very generous with his time but his concern as a neighbor to this facility is that they provide service to individuals from cognitive disorders to violent, so he feels the application is being misrepresented. Mr. Farrell explained that he is a state Corrections Officer and has worked with individuals to have them rehoused which were denied due to their sexual past but has recently seen one rehoused by NRI. He has contacted State Directors, who have explained that it is normal to rehouse these types (sex offenders) of individuals without any notice to the Town or neighbors. Mr. Farrell asked what NRI's plans for growth are and discussed the Town's Fire & Police services not being adequate for the facility. Mr. Farrell stated there have been reports of the Greenfield Police responding to Crotched Mountain for juveniles, is this what we want in our Town. Mr. Farrell noted he has gathered all of this information out of necessity because none has been given. NRI is low risk to violent people, so we don't know what we will get or if that will change in the future.

Amy Smitka asked to speak because her son (28 years old) is the individual that would be housed at the facility. Kate Gagne called into question whether or not a Massachusetts resident should be allowed to speak. PA Rollins replied it is at the discretion of the Chairman. Selectman Herbert stated as parents, they will have valuable insight. Amy Smitka explained this is a group of gentle

people who want a home and will need to be taken care of for the rest of their lives. Her son is like a toddler and still needs help to go to the bathroom. She knows all of them and not one is violent.

Ray Wilson, 152 Whittemore Road – Mr. Wilson stated the Board has three options, approval, denial or a continuation correct? Chair Greiner replied yes. Mr. Wilson stated NRI has a plan now but those plans could change if a more lucrative option becomes available. Mr. Wilson stated the Board can take in all of the speculation but there are a lot of negatives being discussed and he doesn't see the benefit to the community. Mr. Wilson noted that once and if this gets approved and the Town lets them in, there is no turning back.

Someone asked if this proposal would increase the Town's costs for the current ambulance contract. Fire Chief, Bill MacDuffie Jr. replied no, it would cost more to run an ambulance. Tricia Thompson, 459 W. Salisbury Road – Ms. Thompson stated she is a Deputy Sheriff and it is her duty to respond. Ms. Thompson explained she has dealt with all types of people but she hasn't heard anything about the facility's security, will it be locked, during what times, where are the plans. Ms. Thompson noted there is a school not too far down the road and she feels this is a risk to the community due to the lack of transparency.

Mike Dipre, 507 W. Salisbury Road – Mr. Dipre stated this is a private care facility not an assisted living facility and he is afraid that the Town doesn't have the infrastructure to support it. Mr. Dipre noted that the Town has a volunteer Fire Department and his neighbors were killed in a house fire this past May, were things done wrong or could have been done better, we will never know. Mr. Dipre asked if there was any liability if the Town doesn't show up.

Anthony Paveglio, 258 Hensmith Road – Mr. Paveglio asked if the Fire Department gets charged per call and the Fire Chief replied no. Mr. Paveglio stated the location for the facility is on a state road and during the last snow storm, if someone with cognitive abilities was in the road it still would be dangerous.

Marlena Dipre provided an explanation of her medical background and asked why Salisbury was chosen as a location. Mrs. Dipre stated there would be no scheduled EMS support and the individuals at this facility would be at risk because the Town's volunteers would be coming from their homes, so there would be a delay there which wouldn't be fair to the individuals living at the assisted living/residential care facility.

Ted Jarvis, 289 New Road – Mr. Jarvis explained that he has family members in the same situation and they work with the Moore Center, Crotched Mountain and the Special Olympics, where these types of facilities are set up they have the means to provide such services but this own is not set up that way. Mr. Jarvis noted if this is allowed it would be for tax revenue.

Jessica Farrell, 859 Old Turnpike Road – Mrs. Farrell stated the construction of the facility will affect her home's value plus there are no police in Town. Mrs. Farrell explained that she has worked at Crotched Mountain where the services are centrally located nearby and Salisbury is not the Town for this. Mrs. Farrell stated as a parent, she wouldn't want her child here because they need a better place to live. Mrs. Farrell noted that no one knows what this facility will look like down the road or how it will affect the Town's budget.

Patricia McCarthy, 841 Old Turnpike Road – Mrs. McCarthy stated they were told that a private home was being built and then were informed by the Farrells’ about what was happening or we wouldn’t have known. Mrs. McCarthy stated she understands facilities that are like Spaulding Youth Center, where they have police and the acreage in case there is a “runner” but Old Turnpike Road has a lot of vehicular traffic, this is just not the place for this facility.

Ashley Langevin, 354 South Road – Mrs. Langevin explained her nursing background to those in attendance. Mrs. Langevin stated this company is for profit and it would be negligent of the Board to approve this application. Mrs. Langevin stated she has had friends work for this company and they have left due to the lack of training. Salisbury is not for sale.

Katherine Wilson, 152 Whittemore Road – Mrs. Wilson stated the Town doesn’t have a lot of community resources, we have the Barn Store & the corner store but that’s it. There have been issues with trespassing at other facilities. Mrs. Wilson stated there have been promises made without the board’s approval. Mrs. Wilson stated who would check in on the facility after the fact, our non-existent police force, so unless you want to pay up this should be denied.

Bin Huang, 204 Gerrish Road – Mr. Huang asked why Salisbury, what was the selection process, is there a cost & benefit analysis because it seems as though the cost will outweigh the benefits.

Jill Mapes, 216 Gerrish Road – Mrs. Mapes stated her heart goes out to the parents of these children. Mrs. Mapes suggested the board discuss the facility with other Towns, to see what needs there are because the information being provided is vague and she feels the board may be putting the cart before the horse.

Brett Walker, 19 Franklin Road – Mr. Walker stated he is embarrassed to live in this Town but does agree the Board should do their due diligence. Mr. Walker explained that he as a twenty-five (25) year old son with a brain injury and already lives in this Town, so are people saying I am irresponsible for raising my child here. Mr. Walker stated he is disgusted with the language from his neighbors, its bigotry, prejudice and fear. There will come a time when he dies and he hopes that his son will end up in one of these homes, you cannot have compassion without action.

John Smitka stated the boys being relocated to the facility are from a rural environment, they like the woods and not the city. Their son has been 16 years without any police or ambulance services because they are all closely monitored.

Louise Andrus, 406 Raccoon Hill Road – Mrs. Andrus stated people need to do their homework and all of the information is on the Town’s website, the Town has been transparent, the minutes are there, the agendas are posted and if she can’t find something she calls or emails the Town Office. The laws are there and the Planning Board follows the law. Chair Greiner closed the Public Hearing at 8:45 p.m.

Jeff Nangle stated he is not prepared to make any decisions tonight based on the information that has been provided to date and the comments that have been received from residents. Jeff suggested the board do some more homework due to what has been submitted and what has not.

Selectman Herbert asked if there was anyone living on the property currently and Ms. Charfella replied no. Selectman Herbert asked if they had already applied for the license (814) through

DHHS and Ms. Charfella replied not yet, she runs other facilities in Chichester, Loudon, Ossipee, Deerfield and two in Freedom. Selectman Herbert asked if there would be any liability because of response times and Ms. Charfella replied the times would be similar to the others, so she doesn't anticipate anything. Ms. Charfella noted they have never changed their licensing requirements and is not involved with the other N.H. NRI facility's operations but the ones she manages are not forensic homes or people with violent backgrounds. There was a brief discussion on the daily staffing schedule. Scott noted that the schedule fluctuates depending on the needs of the individuals and listed off some of the training programs they require/offer.

Loretta Razin asked if there was a business plan in place and (NH State Director for NRI) Heidi de Kok replied no, 863 Old Turnpike Road is the only location they are considering at this time. Heidi noted that the Salisbury site would not be a locked location but the staffing patterns would change based on needs. Heidi stated everyone should have the opportunity to choose where they live and the Webster facility provides a different scope of service than we will be serving in Salisbury.

Steve Miller stated the location would have a full fire suppression system (Impact Fire) and a generator with 72 hours of fuel. Joe Schmidl asked about how many calls for fire/police they have during the year and Ms. Charfella replied two this year but it was the same person. Chair Greiner stated the shift parameters should be better detailed, so the board has a better idea of the security measures because nothing has been presented to show what happens when someone runs out the back door. Chair Greiner noted that there is language in the Town's Master Plan's community section and this project would satisfy that. Chair Greiner stated Salisbury will not be a 2-lot subdivision Town forever. Jeff Nangle made a **motion** to continue the public hearing for more fact finding. Selectman Herbert **seconded** the motion and the **motion passed unanimously**.

OTHER BUSINESS – None at this time.

NEXT MEETING – January 25, 2021 @ 7:00 p.m. (tentative)

ADJOURNMENT – John Herbert a **motion** to adjourn at 9:21 p.m. Joe Schmidl **seconded** the motion and the **motion passed unanimously**.

prepared by April Rollins, Planning Assistant