

Zoning Board Site Visit – 151 Main St

Monday August 22, 2022 at 6:00pm

Attendees: Jonathan Gerson, Andrew Moser (Ebby's place)

Also, Wendy Juchnevics-Freeman, ZBA Chair; Walker Farrey, ZBA Vice Chair; Meredith Lund, NI Fire Chief; Gary Somero, NI Fire; Jim Feldhusen, Building Inspector; Susan Mallett, Land Admin

Jonathan Gerson and Andrew Moser led a walk-through of the building at 151 Main St.

The first room we went through was the large kitchen. Jonathan told us each resident will have access and cook for themselves. Occasionally one or a few will cook for the others, usually for a special event or holiday. There is a large ventilation hood in place already.

We then went through the rest of the building and viewed current bedrooms and bathrooms. Jonathan explained that the carpets will be pulled up and replaced and walls will be painted. Any larger projects will have the proper permits pulled if necessary.

He also noted the National standard is 50 sq. ft. and they prefer to allow 60 sq. ft. for bedroom space.

Meredith and Jonathan discussed what conversations have occurred with Shawn (Fire Marshall). Jonathan said the use he proposes for Ebby's place, from State of NH is seen as "recovery". Need to chat with Fire Marshall and see what their take is on where the use falls. No medical staff will be on location.

State of NH has definitions. NHCORR.com is a resource as well as NARR.com

NHCORR stands for New Hampshire Coalition of Recovery Residences

NARR stands for National Association of Recovery Residences

Kim Bock is the Director of NHCORR

*H.B. 377 - Relative to the authority of the state fire marshal to grant an exemption from fire code requirements to recovery houses.

This would be run as a level 3 or 4 residence under NHCORR guidelines. Junior residents are required to earn privileges, senior residents have the most privileges and mentor the newer residents.

Jim Feldhusen noted that they need to be careful of lead in the home because it is older. Their choices are to get a Lead Certified removal or encapsulate the lead. He also warned about asbestos when remodeling, and to have it removed properly.

Following the walk thru of the home, we then went outside to inspect the grounds and locate well along with the septic and leach field. The septic and well access were located, the leach was not confirmed

but where it's assumed to be has a growth of trees over it, this should be cleared up to avoid roots getting into the system.

*Andrew will send a copy of the septic report to Susan for distribution to the ZBA.

Also, Jonathan and Andrew should have a plan in case the septic system does have a failure or is not sufficient for the load put on it. It's was noted the new residents are more active and might put more load on the system, showering, laundry, etc. Andrew had said the prior owners had system emptied every 6 to 12 months.

*Indicates an attachment to this document