

**ZONING BOARD OF ADJUSTMENT
PLANNING BOARD
PLAINFIELD, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold a public hearing on the following application on **Monday July 10th 2017 at 7:00pm at the Meriden Town Hall:**

Case 2017-06: Mountain Valley Treatment Center a request for special exception #6 Day Care Facility and or any other section of the Plainfield Zoning Ordinance to convert the Home Hill Inn located at 703&707 River Road into a care facility for adolescents struggling anxiety & OCD disorders. The twenty five acre site is located in the Rural Conservation I and II zoning district.

The full project file is available for public inspection at the town office. An electronic version of the application plans is available online at www.plainfieldnh.org/zba.htm

While not required to attend, abutters and interested parties are encouraged to attend either in person or by counsel and state reasons why the application should or should not be granted.

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD
June 26th 2017

PLAINFIELD ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL

PLEASE READ: This form should be completed after discussions with the town's zoning administrator about the proposal. If you have not already done so, please contact the zoning administrator (469-3201).

Applicant's name: Mountain Valley Treatment Center

Mailing address: c/o Stud Atwood, Esq., 30 Bank St., Lebanon, NH 03766

Property Street address: 703 and 707 River Road


Tax Map / Lot Number: 238/8 and 238/9

Zoning district: RC-I

Property owner of record: Walnut Inns, Inc.

Type of appeal (check one):

- variance
 special exception # 6
 administrative decision

Applicants signature: 

- Required Attachments:
- a) applicant signed description of the proposal.
 - b) site map(s) exterior/interior.
 - c) abutter list with mailing addresses.

Fee: application \$ 75 + 50
notification \$ 30 Total \$ 155

Hearing Date: 7/10/17

In order to be on the meeting agenda for the above date, your paid application must be received at the town office no later than Monday _____ (ZBA rule 9.3).

Office Use

date filed: 6/20/17
case number: 17-06
attachments: (V) n
fee paid: (V) n

HUGHES SMITH HUGHES ATWOOD & MULLALY PLLC

John R. Hughes, Jr.
Daniel G. Smith *
John R. Hughes III**
Bradford T. Atwood
Richard E. Mullaly
Diane Crowley***
Alexander W. Samor****

30 Bank Street, Suite 3
Lebanon, New Hampshire 03766
Telephone: (603) 448-3900
Facsimile: (603) 448-3939
www.hsh-law.com

*Admitted in NH Only
**Admitted in NH & NJ
***Admitted in NH & MA
****Admitted in VT & CT

Practice of Law in New Hampshire and Vermont

June 27, 2017

Town of Plainfield
Zoning Board of Adjustment
Meriden Town Hall
P.O. Box 380
Meriden, NH 03770

Re: Application of Upper Valley Stewardship Center, d/b/a Mountain Valley Treatment Center for Special Exception under §5.6, II of the Zoning Ordinance for the Town of Plainfield, NH (rev. March 2016)

**703 River Road (Map 238, Lot 8), 12.9 Acres, RC-I Zoning District, and
707 River Road (Map 238, Lot 9), 12.0 Acres, RC-I Zoning District
Record Owner: Walnut Inns, Inc.**

Dear Chairman Colburn and Members of the Zoning Board of Adjustment:

I. Introduction.

Our firm represents the Applicant, Mountain Valley Treatment Center, in its request for a special exception to operate a short-term residential treatment center for adolescents struggling with anxiety, OCD and related disorders at the (combined) twenty-five acre site of the former Home Hill Inn and Restaurant on River Road in Plainfield. Please see attached survey. Mountain Valley Treatment Center has signed a Letter of Intent to purchase the two above-described parcels (703 River Road and 707 River Road) from the owner, Walnut Inns, Inc. However, that purchase is contingent upon the Board's approval of the Applicant's request for this special exception. As the buildings and structures on both properties will be used as part of the treatment center, the Applicant intends to voluntarily merge the two parcels should the board grant this request.

II. What is Mountain Valley Treatment Center?

Mountain Valley Treatment Center is the registered trade name of Upper Valley Stewardship Center, a Maine nonprofit corporation registered to do business in New Hampshire. It is recognized as a 501(c)(3) charitable, tax-exempt non-profit corporation by the Internal Revenue Service. Despite its

non-profit status, however, Mountain Valley Treatment Center does not intend to seek exemption from payment of Town of Plainfield property taxes should it purchase the two parcels from Walnut Inns, Inc.

Mountain Valley Treatment Center has quietly operated a treatment center in Pike, New Hampshire since November, 2011 under a residential based program license for child care issued by the State of New Hampshire, Department of Health and Human Services under RSA Chapter 170-E (“Child Day Care, Residential Care, and Child-Placing Agencies”). See attached “Child Care Agency License” issued by the State of New Hampshire for Mountain Valley Treatment Center’s two locations in Pike.

Specifically, Mountain Valley Treatment Center is a “*child care institution*” which the statute defines as “*a residential child care agency where more than 12 children are received and maintained for 24-hour care for the purpose of providing them with care or training, or both.*” RSA 170-E:25, III. For purposes of the statute, “*child*” is defined as “*any person under 21 years of age.*” RSA Chapter 170-E broadly defines “*child day care*” to mean “*the care and supervision of a child away from the child’s home and apart from the child’s parents.*” RSA 170-E:2, III. That statute also provides that “[a] *child day care agency may be licensed for day care, night care, or both.*” RSA 170-E:2, IV(e). Mountain Valley Treatment Center is a child care agency licensed for both.

Mountain Valley Treatment Center offers 60 to 90 day residential based programs to adolescent boys and girls from 13 to 20 years of age. An illustrated descriptive brochure of Mountain Valley Treatment Center and its program is attached. A program description prepared by Carl Lovejoy, Associate Executive Director of Mountain Valley Treatment Center, is also attached. It is a private pay treatment center for children suffering from severe and debilitating anxiety, OCD, school-based performance anxiety and related disorders. The Mountain Valley Treatment Center charges a fee, but also offers need-based financial aid to families. The children who attend Mountain Valley Treatment Center’s program are typically incredibly bright perfectionists enrolled in schools such as St. Paul’s, Phillips Exeter, and Middlebury College. While there is no “cure” for their disorders, the children leave the program with the skills and confidence necessary to deal with their own fears. The program has proved so successful and life-changing that alumni and their families often return to Mountain Valley Treatment Center for reunions.

The children must undergo a very rigorous application and screening process before being accepted for enrollment. Mountain Valley Treatment Center is decidedly not a drug and alcohol treatment center. In fact, it will not accept children with any history of drug use, eating disorders, violent behavior, self-inflicted “cutting,” or other general mental health disorders.

III. Use of the Property.

As noted above, Mountain Valley Treatment Center intends to operate an anxiety, OCD and related disorder treatment center for children (as defined by the statute) at the so-called Home Hill properties on River Road under a residential based program license for child care issued by the New Hampshire Department of Health and Human Services. Legally, this use falls squarely within that of a “Day Care Center” – a use allowed by Special Exception in both the RC-I and RC-II Zoning Districts of Plainfield.

Mountain Valley Treatment Center plans to renovate the existing buildings on site in order to suit its needs. There will be two (2) dormitories, one for boys and the other for girls, for the 16 to 24 children who will be enrolled in its program. There will, of course, be full time staff employed by Mountain Valley Treatment Center at the site, including clinicians, counselors, teachers, and health care professionals. The children are always supervised. An adult will be on-duty in each dorm every night. Mountain Valley Treatment Center uses horses, cows, pigs, sheep and other barnyard animals, as well as gardening, as part of its treatment program. The modules and class blocks are intended to replicate the school day, which can often be a trigger for the children’s disorders.

IV. The Need for a Special Exception.

As noted, the 703 River Road and 707 River Road properties which Mountain Valley Treatment Center wishes to purchase are both primarily located within the Rural Conservation I (RC-I) Zoning District of Plainfield. A portion of each property (that away from River Road) is also located within the Rural Conservation II (RC-II) Zoning District. Please see attached Tax Map 238. However, the Town of Plainfield identifies both parcels as being in the RC-I Zoning District for tax assessment purposes.

Since Mountain Valley Treatment Center’s proposed use of the properties is not expressly permitted under the Zoning Ordinance in either the RC-I or RC-II Zone Provisions, it would require either a special exception or variance from the Zoning Board of Adjustment in order to operate there. Here, the proposed use is specifically allowed in both Zoning Districts by Special Exception as a “Day Care Center.” Although this term is not defined by the Plainfield Zoning Ordinance, it is defined by the applicable statute (RSA Chapter 170-E) under which Mountain Valley Treatment Center operates. See above.

V. Mountain Valley Treatment Center’s Proposed Use Meets All the Criteria for a Special Exception under Section 5.6, II of the Plainfield Zoning Ordinance.

Section 5.6, II (“Special Exceptions”) of the Zoning Ordinance provides as follows:

- a) *A special exception as specified in this ordinance may be permitted only if the Board of Adjustment makes the following findings of fact:*

- (1) *The use is one that is ordinarily prohibited in the district.*

Here, Mountain Valley Treatment Center's proposed use is not one of the six (6) permitted uses specifically enumerated in the RC-I and RC-II Zone Provisions. Any use not specifically mentioned is prohibited (unless allowed by special exception).

- (2) *The use is specifically allowed as an exception under the terms of the Ordinance.*

Here, Mountain Valley Treatment Center's proposed use is specifically allowed under the "Day Care Center" exception in both the RC-I and RC-II Zoning Districts.

- (3) *Appropriate and adequate facilities will be provided for the proper operation of the proposed use.*

Here, Mountain Valley Treatment Center intends to use the existing buildings on the 12.9 acre parcel at 703 River Road (Map 238, Lot 8) and the 12.0 acre parcel at 707 River Road (Map 238, Lot 9). These include the large inn and restaurant building, guest cottage, garage, carriage house, tennis courts, in-ground pool, house, and horse stables. The Town currently assesses these facilities alone at over \$1,100,000. However, Mountain Valley Treatment Center will renovate these facilities for the proper operation of a licensed residential based program for child care (including separate, supervised dormitories for boys and girls).

- (4) *The proposed use will comply with the applicable regulations of the district in which it is to be located.*

Mountain Valley Treatment Center's proposed use will comply with the applicable regulations of the RC-I Zoning District. In the RC-I Zoning District, minimum lot size is 7 acres; minimum road frontage is 300'; and maximum building height is 35'. Here, Mountain Valley Treatment Center intends to merge both lots into a single 25+/- acre parcel with over 880' of frontage on River Road. As noted, it intends to use (after renovation) the existing buildings and facilities on the properties.

b) *For the purpose of this Ordinance, the following are established as general conditions for the granting of all special exceptions (subject to further conditions as may be defined elsewhere herein as to the uses concerned) namely:*

- (1) *That the use will not be detrimental to the character or enjoyment of the neighborhood.*

Here, Mountain Valley Treatment Center's proposed use will in no way be detrimental to the character of enjoyment of the rural River Road neighborhood. The property is very quiet and secluded. A busy inn and restaurant operated here for many years. A maximum of 16-24 children will be enrolled in the short-term (60 – 90 day) residential based program treatment center operating under a license for child care issued by the State of New Hampshire, Department of Health and Human Services. Up to 30 full time staff (including adult overnight dorm shifts) will work at Mountain Valley Treatment Center. The Department of Health and Human Services conducts rigorous inspections, assuring that all of its many regulations are strictly adhered to. Again, it must be emphasized that this is not in any way, shape or form a drug or alcohol treatment center, or program for delinquent juveniles. The children who attend are extremely bright, well-behaved and thoroughly screened. Many come from excellent prep schools and colleges. They enroll for treatment of debilitating anxiety, OCD and related disorders with a focus on therapy covering all domains of functioning – social, emotional, educational, physical, spiritual and medical. The children's days are regimented by modules which replicate the school day. These include an academic module, as well as programs involving conservation awareness and environmental stewardship; organic farm-to-table gardening; equine therapy, horsemanship and barn management; and yoga and expressive arts. The children are always supervised.

- (2) *That the use will not be injurious, noxious, or offensive and thus detrimental to the neighborhood.*

Once again, it is critical to underscore the fact the residential child care program offered by Mountain Valley Treatment Center is only for anxiety, OCD and related disorders. It is not a drug or alcohol treatment center. It is not a program for delinquency. All children who wish to enroll must first undergo a rigorous application and screening process. Children with any history of drug abuse, eating disorders, etc. are not accepted. Furthermore, Mountain Valley Treatment Center operates under a license issued by the New Hampshire Department of Health and Human Services under RSA Chapter 170-E ("Child Day Care, Residential Care, and Child-Placing Agencies"). It must comply with very strict regulations and undergo routine inspections in order to maintain its license. The proposed use will not be "injurious, noxious, or offensive and thus detrimental to the neighborhood."

- (3) *That the use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards.*

Given the rural and secluded location on very quiet River Road, the 25+/- acre combined lot size, and the nature of the residential based child care program itself, the proposed use will not be "contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards." The children will reside at the Home Hill property for between 60 and 90 days. They will have no access to motor vehicles. Most staff will arrive early in the morning and leave in the early evening. The nature and impact of traffic will be similar to that of the previous use of

the property as an inn and restaurant, and host of special event functions. The proposed use is licensed and regulated by the New Hampshire Department of Health and Human Services.

VI. Conclusion.

For the foregoing reasons, Mountain Valley Treatment Center respectfully requests that the Plainfield Zoning Board of Adjustment grant its request for a Special Exception for the use of 703 River Road (Map 238, Lot 8) and 707 River Road (Map 238, Lot 9) in the RC-I and RC-II Zoning Districts as a "Day Care Center."

Respectfully submitted,
MOUNTAIN VALLEY TREATMENT CENTER
By its attorneys,

HUGHES SMITH HUGHES ATWOOD & MULLALY PLLC,

By: 

Bradford T. Atwood, Esq.
Email: bta@hsh-law.com



200 APR 20 AM 9:24
 SESSION ID: 00016
Home Hill Inn
 Revision
 3/25/04

(3/25/04)
 BARBARA H. LEOGAR, TRUSTEE
 BARBARA H. LEOGAR, TRUST
 654 RIVER ROAD 03781
 PLAINFIELD, NH

(3/25/04)
 ROBERT G. SMITH
 7 BERGOULET LANE
 LLOYD HARBOR
 HUNTINGTON, NY 11743

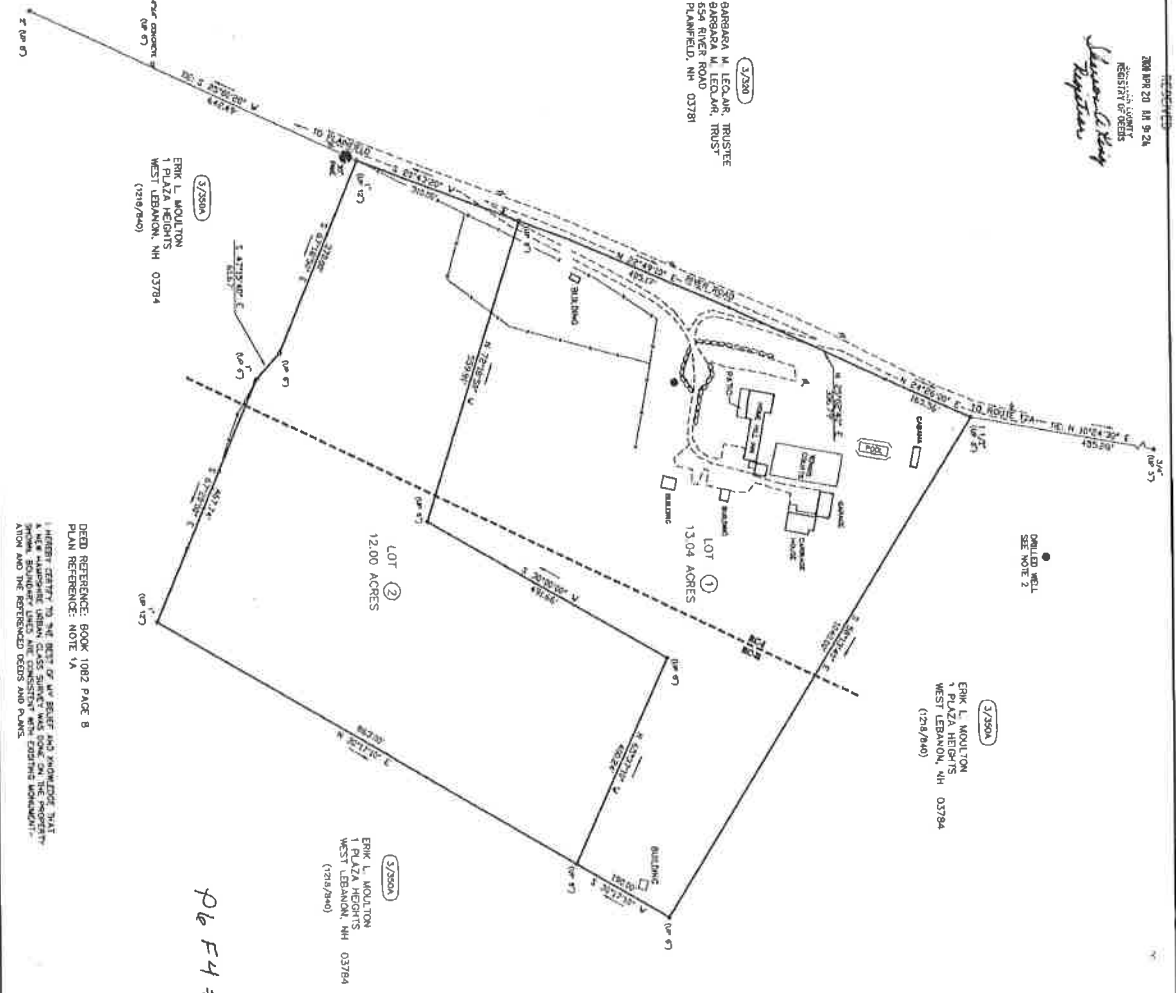
(3/25/04)
 ERIC L. MOULTON
 1 PLAZA HEIGHTS
 WEST LEBANON, NH 03784
 (12/8/94)

(3/25/04)
 ERIC L. MOULTON
 1 PLAZA HEIGHTS
 WEST LEBANON, NH 03784
 (12/8/94)

(3/25/04)
 ERIC L. MOULTON
 1 PLAZA HEIGHTS
 WEST LEBANON, NH 03784
 (12/8/94)

LOT 2
 12.00 ACRES

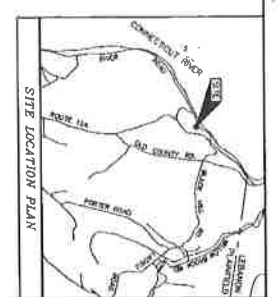
- LEGEND
- EXISTING POLE
 - EXISTING BOUNDARY
 - EXISTING REBAR
 - SET CHIRPED REBAR 3/4" IN LEADERSHIP
 - COMPUTED POINT
 - UTILITY POLE
 - WIRE FENCE
 - STAKE WALL
 - SOIL
 - EDGE OF GRAVEL ROAD
 - BOUNDARY LINE



DEED REFERENCE: BOOK 1082 PAGE 8
 PLAN REFERENCE: NOTE 1A

NOTES:
 1. THE STATE OF NEW HAMPSHIRE HAS DETERMINED THAT THE ABOVE DESCRIBED LAND IS SUBJECT TO THE PROPERTY TAX AND THE REVENUES THEREON SHALL BE PAID TO THE TOWN OF WEST LEBANON.

06 E4 #49 PF4



- NOTES:
1. REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED IN THE SULLIVAN COUNTY DEED RECORDS:
 - a) PLAN FILE # 1000111 RECORDED IN DECEMBER 1, 1999
 - b) PLAN FILE # 1000112 RECORDED IN DECEMBER 1, 1999
 - c) PLAN FILE # 1000113 RECORDED IN DECEMBER 1, 1999
 - d) PLAN FILE # 1000114 RECORDED IN DECEMBER 1, 1999
 - e) PLAN FILE # 1000115 RECORDED IN DECEMBER 1, 1999
 - f) PLAN FILE # 1000116 RECORDED IN DECEMBER 1, 1999
 2. THE STATE DEPARTMENT OF REVENUE HAS DETERMINED THAT THE ABOVE DESCRIBED LAND IS SUBJECT TO THE PROPERTY TAX AND THE REVENUES THEREON SHALL BE PAID TO THE TOWN OF WEST LEBANON.
 3. THE STATE DEPARTMENT OF REVENUE HAS DETERMINED THAT THE ABOVE DESCRIBED LAND IS SUBJECT TO THE PROPERTY TAX AND THE REVENUES THEREON SHALL BE PAID TO THE TOWN OF WEST LEBANON.
 4. THE STATE DEPARTMENT OF REVENUE HAS DETERMINED THAT THE ABOVE DESCRIBED LAND IS SUBJECT TO THE PROPERTY TAX AND THE REVENUES THEREON SHALL BE PAID TO THE TOWN OF WEST LEBANON.
 5. TOTAL AREA: 22.00 ACRES.
 6. MONUMENTS WERE SET IN APRIL, 2000.

THE SUBDIVISION REPRESENTED ON THIS PLAN IS A PART OF THE PLAN FOR THE SUBDIVISION OF THE LAND SHOWN ON THE ATTACHED PLANS AND IS SUBJECT TO THE REVISIONS AND AMENDMENTS THEREON AS APPEARED IN THE RECORDS OF THE REGISTERED PLANNING BOARD APPROVED BY THE REGISTERED PLANNING BOARD ON 12/14/03.

RECORDED ON 12/14/03 BY [Signature] CHAIRMAN

RECORD OWNER: WALLCOT INNS, INC.
 MAP 3 LOT 200
 703 RIVER ROAD
 PLAINFIELD, NH 03781

3/25/04

Date	Revision	By

SUBDIVISION PLAN FOR
HOME HILL INN
 RIVER ROAD - LEBANON, SULLIVAN COUNTY, NEW HAMPSHIRE
 0 100 200 300 400 500
 SCALE: 1" = 100'
 MARCH 28, 2004
 TRM ASSOCIATES, INC. LEBANON, NH
 PLAN NO. 000003


State of New Hampshire
Department of Health and Human Services
Office of Operations Support, Child Care Licensing Unit
129 Pleasant Street, Brown Building, Concord, NH 03301
603-271-9025 1-800-852-3345 ext. 9025 TDD Access: 1-800-735-2964

CHILD CARE AGENCY LICENSE

In accordance with the provisions of Chapter 170-E RSA and the Licensing and Operating Rules of the Department, a license to operate a Child Care Agency is issued to: BECKET FAMILY OF SERVICES
known as: MOUNTAIN VALLEY TREATMENT CENTER
located at: 2056 MT. MOOSLAUKE HIGHWAY, PIKE, NEW HAMPSHIRE 03780
2275 MT. MOOSLAUKE HIGHWAY, PIKE, NEW HAMPSHIRE 03780

This license authorizes you to provide the following types of child care in accordance with the applicable sections of the New Hampshire Child Care Agency Licensing Rules.

CHILD CARE INSTITUTION	FARM HOUSE	AGES 13 YEARS TO 20 YEARS	TOTAL # OF CHILDREN: 12	BLAKE HOUSE	AGES 13 YEARS TO 20 YEARS	TOTAL # OF CHILDREN: 12*
Total capacity of agency:	24*	EFFECTIVE:	10/06/11 TO 09/30/14	*REVISION EFFECTIVE:	10/07/13	



Senior Division Director, Department of Health and Human Services
LICENSE NO. CCRB-06502



NEW HAMPSHIRE Online Licensing

nh.gov
Licensing
Home

Search Results

For a more detailed view of a licensee's background, select the licensee name from the alphabetical list below. Click the numbers below the grid to see additional pages of licensees. To return to the Search page, use the Search Again button below. (Do not use the browser Back key.)

<u>Full Name</u>	<u>Profession</u>	<u>License Type</u>	<u>License Number</u>	<u>License Status</u>
Mountain Valley Treatment Center	Child Care	Residential Based Program License	CCRB-06502	Active
Mountain Valley Treatment Center-Becket House at Warren	Child Care	Residential Based Program License	CCRB-06161	Active
1				



[NH.Gov](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Contact Us](#)



MOUNTAIN VALLEY

T R E A T M E N T C E N T E R

**A unique, non-profit, short-term
residential treatment center treating
OCD, anxiety and related disorders**



WHOM WE SERVE

Male and female adolescents and young adults (13-20 years old) who are suffering from debilitating anxiety, OCD, and related disorders and who have not responded to previous treatment.





WHAT WE DO

Provide a clinically intensive, short-term residential treatment center program (60 to 90 days) with a focus on CBT-based Exposure and Response Prevention (ERP) therapy covering all domains of functioning – social, emotional, educational, spiritual and medical.

Multiple individual and group therapy sessions weekly that includes psycho-education and skills-building in areas such as emotional regulation, expressive arts, and mindfulness-based activities. Intensive Exposure and Response Prevention (ERP) groups twice weekly where education and individualized, gradual exposure therapy assignments are supervised and implemented. Family education and therapy focused on supporting exposure therapy work and family anxiety maintenance and accommodation. Transitional support including aftercare planning and in-home services.



PURPOSEFUL PROGRAMMING

Daily wellness module programming designed to support the clinical work and a conduit to exposure therapy assignments, provide opportunities for positive risk-taking and skill mastery.

- Conservation awareness and environmental stewardship
- Individualized academic exposure and programming
- Gardening using organic practices and farm-to-table programming
- Therapeutic recreation, cultural awareness, history, and fitness activities
- Equine Therapy, Horsemanship and Barn Management
- Yoga and Expressive Arts

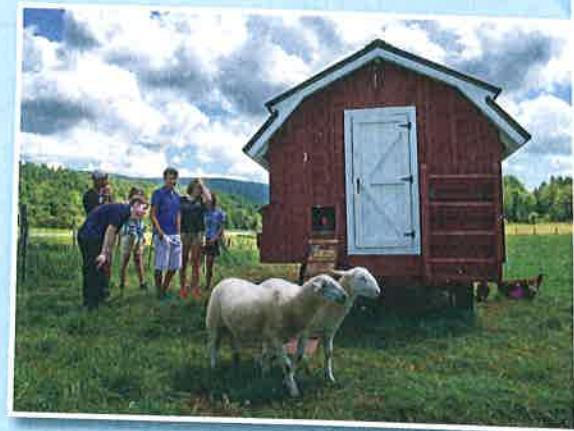


HOW WE DO IT

Within the context of an iconic New England countryside environment, Mountain Valley provides high quality clinical care integrated with a holistic wellness and experiential educational programming model in a well-supervised therapeutic milieu.

Through specially trained clinical and residential teams working alongside adjunct medical, psychiatric and academic professionals, residents participate in exposure therapy opportunities every waking hour within a 30 bed licensed residential treatment center.

Unique pre-admissions process includes on-site, in-home and skype interviews and consultations for families as well as supported admission services when needed.



But what about school?!?

Due to their anxiety, many teenagers who enroll at Mountain Valley have experienced periods of time, sometimes significant, where they were unable to attend school. For these very capable students, school avoidance leads to poor performance, and poor performance increases a teenager's anxiety – a vicious cycle. Academic programming, therefore, is a very important part of the Mountain Valley experience.

Academic Module

The Academic Module, in which all MVTG residents are enrolled, is designed to mimic a classroom environment. Instructors prepare specific lesson plans and activities for each day's class and partner with clinicians to gradually increase exposure to academic stressors.

Individualized Academics

Individualized Academics is available on an optional basis and is customized one-on-one credit recovery instruction with a qualified teacher.



Enhanced Academic Phase

With many families and referral sources having requested a longer term treatment option that would include a more robust academic experience, Mountain Valley has established a coeducational extended phase program for graduates of the treatment phase – one that focuses on and expands the amount of time dedicated to academic credit and exposure.



MOUNTAIN VALLEY

TREATMENT CENTER

CONTACT US

Jennifer Fullerton, LISCW, M.Ed.

603.989.3500 - Ext. 7103

jfullerton@mountainvalleytreatment.org

Mountain Valley Treatment Center

2274 Mt. Moosilauke Highway, Pike, NH 03780

Need-based financial assistance is available.

Carl J. Lovejoy
Associate Executive Director for Communications and Development
Mountain Valley Treatment Center
P.O. Box 175
Haverhill, NH 03765
603-728-8139
clovejoy@mountainvalleytreatment.org

To: Plainfield Zoning Board

From: Carl Lovejoy

Re: Mountain Valley Treatment Center Program Description

Date: June 26, 2017

Our Mission - The mission of Mountain Valley Treatment Center is to provide evidence based treatment for anxiety, obsessive-compulsive disorder (OCD) and related disorders through a comprehensive and collaborative therapeutic milieu within a structured environment.

Program Description - MVTC is a unique, nonprofit, residential treatment program combining evidenced-based Exposure and Response Prevention (ERP) therapy delivered within the context of an experiential wellness curriculum. Activities focusing on organic gardening/farm-to-table, fitness, mindfulness-based programming, recreational therapy, therapeutic equine experience, and stewardship projects engage residents in ways to develop skills for a better quality of life after Mountain Valley.

Whom does Mountain Valley serve? - MVTC treats adolescent and emerging adult males and females, aged 13 to 20, suffering from:

- General Anxiety Disorder
- Social Anxiety Disorder
- Panic Disorder
- Obsessive-Compulsive/OC Spectrum Disorders
- School-based and performance anxiety
- Perfectionism
- Specific phobias

Whom does Mountain Valley not serve?

- Adolescents with:
 - Substance abuse issues
 - Eating disorders
 - Violent behaviors
 - Sexual disorders
 - Conduct disorders
 - Aggression
 - Severe mental health disorders

- **Other Facts**

- MVTC opened in November 2011
- MVTC is licensed by the State of New Hampshire
- More than 400 adolescents have graduated from MVTC
- Residents stay at MVTC 60 to 90 days
- Residents come to MVTC from all over the world
- MVTC employs a staff of local residents
- MVTC's academic component allows residents to recover credits/continue their academic program/graduate from high school
- MVTC residents live "unplugged" – no stereos, cell phones, personal computers (except for academic work)
- MVTC has a 10:00 pm "lights out" policy for all residents
- MVTC is recognized by the IRS as a charitable, tax-exempt non-profit corporation.
- MVTC has no plans to seek exemption from property taxes

In the Spring of 2011, a group of professionals got together to create a residential program for adolescent boys and girls suffering from debilitating anxiety. The challenges facing these bright, talented students, who had become paralyzed by their acute anxiety, was well-known and accepted in the mental health treatment community. This group of concerned professionals were excited to be a part of the creation of a program that could address their issues.

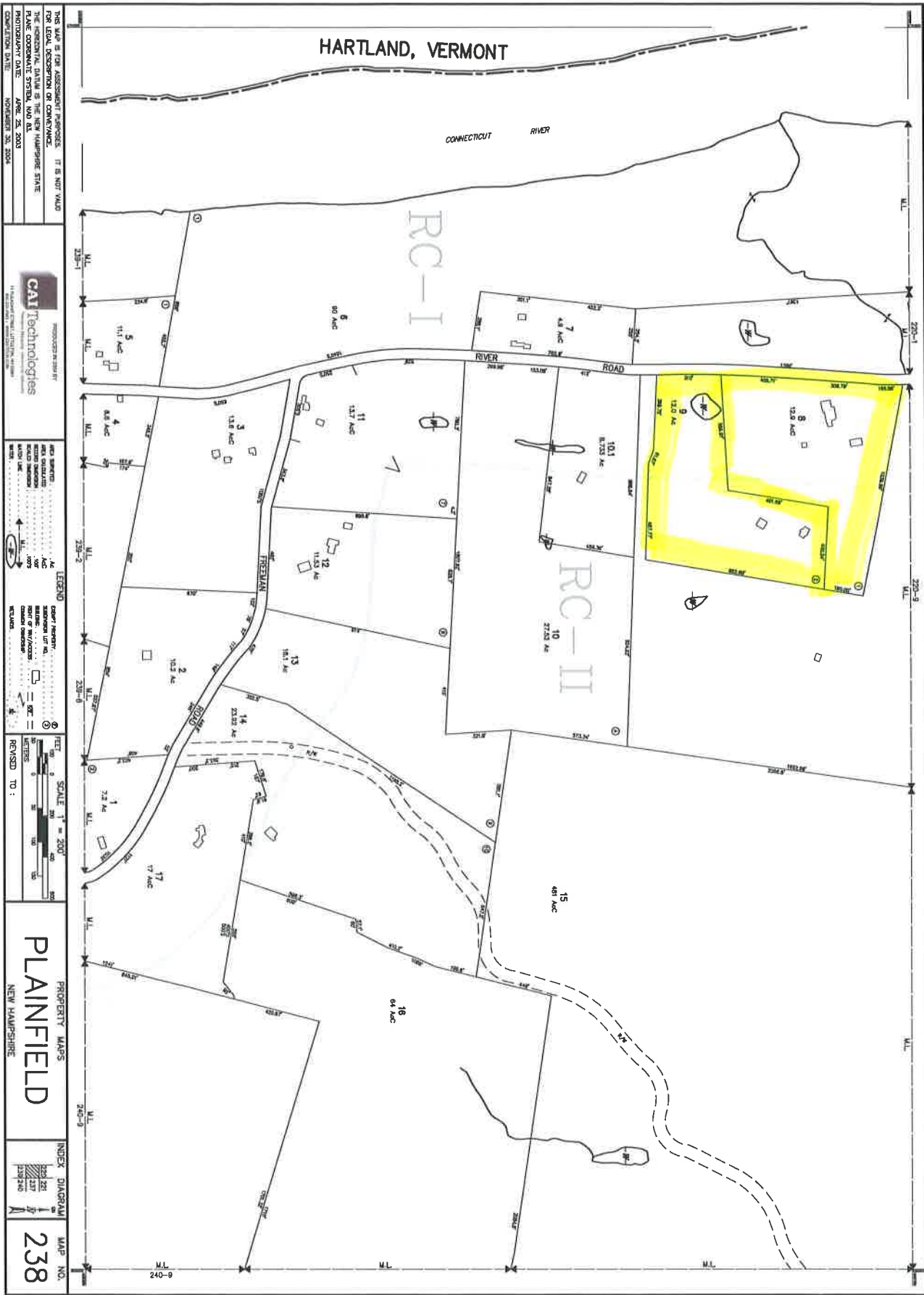
In November of 2011, with its license from the State of New Hampshire and, eventually, accreditation by the Council on Accreditation of Rehabilitation Facilities (C.A.R.F.) in hand, Mountain Valley Treatment Center (MVTC) welcomed our first group of students to our current campus which we share with the Upper Valley Stewardship Center in Pike, NH. We have stayed true to our founding mission and have only treated adolescents suffering from anxiety and related disorders (OCD, depression, etc.). Since the therapeutic "bandwidth" with which we work is so well-defined, we are very careful to not admit adolescents with issues that don't fit our profile. By saying "no" to youngsters dealing with issues related to substance abuse, eating disorders, oppositional behaviors, etc., we treat a cohort of compliant, eager to please teenagers and weed out those who may otherwise be disruptive to the therapeutic process. Our residents are typically extremely bright, often perfectionistic and multi-talented. Sadly, they are also school and social avoidance – hence the need for residential treatment. Because anxiety is known as the most highly treatable of all mental illnesses, Mountain Valley is a short-term experience, with residents spending only 60 to 90 days with us before returning either to the school or college from which they came, or another more appropriate/supportive environment. Students have come to our not for profit program from all over the United States – and beyond. To date, we have "graduated" more than 400 kids who may still be anxious (there is no "cure" for anxiety) upon their discharge, but have been given the skills and confidence needed to return to a life devoid of school refusal and social avoidance.

Because of our great success, we have outgrown our current facilities in Pike – and we are actively pursuing the purchase of Home Hill Inn in Plainfield. We are convinced that Home Hill would be a perfect location for us to continue our very important work – it offers the optimal number of beds (MVTC typically has approximately 20 adolescents enrolled), proximity to the Lebanon airport and

Interstate 89, amenities, and land for our residents and staff to use for therapy, agriculture, stewardship, and recreation befitting a program that has earned a world-class reputation. While we will miss some aspects of our rural campus in Pike – especially the good neighbors who have enjoyed getting to know our mission and our residents – the acquisition of Home Hill Inn is something we feel we must pursue. I am confident that the Town of Plainfield will enjoy getting to know Mountain Valley as neighbors, and would be impressed with the amazing kids we enroll and the challenging therapeutic work in which they engage.

To learn more about Mountain Valley, I would encourage you to visit our website at

www.mountainvalleytreatment.org.



HARTLAND, VERMONT

RC-I

RC-II

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE ECONOMIC STATUS OF THIS MAP JURISDICTION STATE IS AS OF 03/31/04.
 PRODUCTION DATE: APRIL 25, 2004
 COMPLETION DATE: NOVEMBER 26, 2004



REPRODUCTION OF THIS MAP
 WITHOUT PERMISSION OF CAI TECHNOLOGIES IS PROHIBITED.
 CAI TECHNOLOGIES
 14 Main Street, Hartland, VT 05849
 TEL: 802-888-2222 FAX: 802-888-2223
 WWW: www.caito.com

LEGEND

	Lot Boundary
	Road
	Water
	Stream
	Wetland
	Other Features

SCALE 1" = 200'
 FEET 0 50 100 150 200
 METERS 0 50 100 150 200
 REVISIONS TO :

PLAINFIELD
 PROPERTY MAPS
 NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 238

LECLAIR, BARBARA M TRUST
LECLAIR, BARBARA M TRUSTEE
7 RIVER RD
PLAINFIELD, NH 03781

MAC'S HAPPY ACRES
259 RIVER RD
PLAINFIELD, NH 03781

SMITH, RICHARD S
7 BEARDSLEY LN
LLOYD HARBOR
HUNTINGTON, NY 11743

WALNUT INNS INC
C/O MEG COMPANIES
25 ORCHARD VIEW DR
LONDONDERRY, NH 03050-3324

STOCK, CHARLES W.
& STOCK, KATHLEEN A.
5468 GEDDES WAY
PIPERSVILLE, PA 18947-1162

RICHARDSON, JASON D.
715 RIVER RD
PLAINFIELD, NH 03781