

July 26th 2017

**Plainfield Planning Board
Site Plan Notice**

You are hereby notified that **Mt. Valley Treatment Center** has filed an application for site plan review to establish an adolescent treatment facility at #703 & #707 River Road (map 238 lot 8/9). The facility received ZBA approval in July of this year, case 17-07. Also as part of their application tax map 238 lots 8 & 9 will, pursuant to RSA 674:39a be merged into one parcel.

A Public hearing on the project will be held:

**Monday August 7th 2017
At 7:00pm at the
Meriden Town hall
110 Main Street
Meriden Village**

Note: This hearing is to be held in order to comply with a legal requirement of law (RSA 675:7). Abutters are invited to attend for their own benefit and information; they are not required by law to attend. **The application materials are available at the town office and are posted up on the town's website www.plainfieldnh.org/planning.html.**

HUGHES SMITH HUGHES ATWOOD & MULLALY PLLC

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***Admitted in NH & MA
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Practice of Law in New Hampshire and Vermont

July 25, 2017

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

**Re: Application of Mountain Valley Treatment Center for Site Plan Review
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 Chair Stephenson and Members of the Planning Board:

I. Introduction:

Our firm represents the Applicant, Mountain Valley Treatment Center (“Mountain Valley”), in its request for Site Plan Review to operate a short-term (60 days to 90 days) 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. The Plainfield Zoning Board of Adjustment granted Mountain Valley a Special Exception to do so. Please see its’ attached “Notice of Decision” dated July 18, 2017.

Mountain Valley 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. As the buildings and structures on both properties will be used as part of the treatment center, Mountain Valley intends to voluntarily merge the two parcels pursuant to the provisions of New Hampshire RSA 674:39-a, and seeks Planning Board approval to do so. A draft “*Notice of Voluntary Merger of Contiguous Lots*” is attached as part of this application.

Also attached to this application are the following: 1) 11” x 17” Google Earth image of the subject property; 2) 11” x 17” Plainfield Tax Map 238 depicting Lots 8 and 9; and 3) 11” x 17” plan entitled “Subdivision Plat for Home Hill Inn” dated March 26, 2000, prepared by T&M Associates,

Inc. as Project No. 560000, and recorded in the Sullivan County Registry of Deeds as Plan Pocket 6, Folder 4, Number 49, Plan File 4.

II. Mountain Valley Operational Details:

A. Parking

Existing vehicle parking spaces presently available on the premises are as follows:

- In front of the Inn building – A total of ten (10) spaces with five (5) angled spaces facing toward River Road (west) and five (5) angled spaces facing the Inn (east). Two of the spaces closest to the main front entrance of the Inn building will be designated for handicap accessibility.
- Behind the Inn building – A total of eight (8) angled spaces facing away from the Inn and adjacent to the shed and the single story, one room office building.
- In the driveway of what is presently the caretaker's residence – A total of four (4) spaces located essentially in the driveway of the residence.
- It is clear that the former Inn had need for more parking, and we surmise that parking occurred along the driveways or on grass when needed. This is not an adequate plan and additional parking spaces will be added upon closing of the purchase of the property and prior to occupancy. To accomplish this plan:

Mountain Valley proposes to relocate the fencing on the western edge of the horse pasture approximately sixty (60) feet to the east. The newly un-fenced area will then be used to construct surface parking space sufficient to accommodate approximately twenty-four (24) cars. This parking area will accommodate twelve (12) angled spaces facing east and twelve (12) angled spaces facing west. The surface will be stone dust/cinder – identical to all vehicular parking and travel surfaces presently on the property. This additional parking space will be landscaped with appropriate trees, shrubs and perennial flowers in a manner that will make it aesthetically pleasing and visually non-intrusive. Neither the parking area, nor the vehicles therein will be visible from River Road. For purposes of staff safety, this parking area will be lighted with "dark skies" compliant lighting fixtures.

Mountain Valley will either employ maintenance staff or hire a local contractor to be responsible for all necessary snow removal from all vehicular parking areas, travel roads on the property, and the entrance to the property off River Road.

B. Lighting

Other than the newly created staff parking area noted above, Mountain Valley has no plans to change the existing outdoor lighting at this time. The exterior lighting to be installed in this new parking area will be of a design that is "dark skies" compliant in accordance with Article 10, Section 7 of Plainfield's Site Plan Review Regulations, in order to preserve the rural atmosphere and dark skies

of the River Road community and minimize the amount of glare and sky glow resulting from outdoor lighting. Any other new or replacement outdoor lighting installations or modifications, both in the initial phase of renovations and in the future, will be “dark skies” compliant and conform to the Illuminating Engineering Society of North America (IESNA) standards.

C. Traffic

Vehicular traffic into and out of the property will be greatest at the start, and at the end, of the typical work day, Monday through Friday. On typical weekdays, clinical staff, academic staff, the nurse, daytime residential counselors, daytime maintenance staff and the administrative staff generally arrive for their respective work days between 7:30 a.m. and 8:30 a.m. This will generally consist of a total of eighteen (18) vehicles. Kitchen staff (one person) will arrive on the property slightly earlier in order to have breakfast prepared for the residents by 8:00 a.m. At the end of the typical work day, Monday through Friday, these staff members leave the property generally between 4:00 p.m. and 5:30 p.m.

Throughout the day, vehicular traffic into and out of the property is very modest. Staff routinely transport residents off the property for doctor's appointments, community experiences, shopping and other daily activities as part of their therapeutic protocols. These trips out of and back into the property would typically amount to six (6) such trips per day.

Evening shift residential staff, consisting of a total of six (6) persons, arrive on the property for the start of their shift at 2:00 p.m., and they leave the property at the end of their shift at 10:00 p.m., seven days per week. Overnight residential staff, also consisting of a total of six (6) persons, arrive on the property for the start of their shift at 10:00 p.m. and they depart the property at the end of their shift at 6:00 a.m. - again, seven days per week.

Visitors to the Mountain Valley campus are a regular part of the typical week. Mountain Valley routinely hosts mental health professionals and other sources of client referrals at its facilities. These visitors will number in the one-to-four per week range.

The families of existing Mountain Valley residents typically visit their resident child once a month throughout the resident's stay of sixty (60) to ninety (90) days. These family visits typically occur on Fridays, are randomly scattered throughout any given month, and average in the range of four (4) families per week. In addition, with a rolling admissions policy, families of prospective residents visit Mountain Valley throughout the year. These visits are scattered throughout any given week and any given month and similarly average in the range of approximately four (4) families per week. These visits can occur on any day of the week or weekend.

Food deliveries are received on average of two (2) times per week. Mountain Valley's primary food vendors deliver their goods by small box trucks that will easily navigate the River Road entrance, the travel roads on the property and the parking and delivery receiving area at the rear of the main Inn building adjacent to the kitchen area.

Overnight courier vehicles (FedEx, UPS) typically make an average of five (5) deliveries per week in total. Other deliveries (e.g., paper goods, furniture, propane, etc.) are made on an "as-needed" basis and occur less than once per week.

D. Signage

Mountain Valley generally does not receive "drop-in" visitors. Typically, visitors coming to Mountain Valley will have received detailed driving directions such that a simple sign marking the entrance to the property from River Road will be all the signage required for alerting visitors to the location of the entrance to the property. The new Mountain Valley sign will be of a similar size and design to the current "Home Hill Restaurant & Inn" sign.

III. Mountain Valley's Proposed Use of Buildings:

A. The Inn Building

Mountain Valley's use of the Inn Building will be multi-fold: cafeteria, offices, residential dwelling on the second floor and therapeutic programming space on the first floor. Up to a maximum of twelve (12) residents will occupy the six (6) bedrooms on the second floor, each room having a full bathroom. Each room will be furnished with two twin-sized beds and appropriate nightstand side tables, lamps and adequate and separate space for the storage of two residents' clothing and other personal belongings.

On the first floor, at least one of the existing dining rooms will remain in use as a dining room where the resident girls and boys and staff will continue to eat meals together. Other existing dining rooms will be reconfigured to accommodate either office space or space for resident programming such as yoga and mindfulness, art and music. The existing bar area will be tastefully remodeled into staff office space and space for programming. Mountain Valley has contracted with architects Randall T. Mudge & Associates of Lyme, New Hampshire to assist in the design of this and other space, and to oversee code compliance work.

Also on the first floor, the commercial kitchen area, together with the cold food storage equipment, will remain in use in its current configuration. The basement areas of the Inn building will continue to be used for (1) providing access to the building's systems, including, plumbing, electric, fire suppression and water heating; (2) laundry facilities; and (3) general storage.

B. The Carriage House

The existing six-bedroom "Carriage House" building will be a dwelling unit for up to a maximum of twelve (12) residents. The two larger rooms will be set up as "triples" and three other rooms will be set up as "doubles." All will be similarly furnished with twin-sized beds and storage space for personal items for the appropriate number of residents. The residents will dine in the Inn building with the other residents and the staff. The sixth (and smallest) room in the Carriage House will be equipped and furnished to be used as the nurse's office.

C. The Innkeeper's Residence

The Innkeeper's Residence will be the primary space for Mountain Valley's clinical staff. The upper floor, currently configured as three bedrooms and one full bathroom, will be remodeled to accommodate office space for the clinicians. The main floor, with its current open concept floor plan, will be remodeled to accommodate individual and group therapy rooms. The basement level will be finished for use as academic and student tutoring space.

D. The Pool House

The Pool House will be remodeled to accommodate administrative office space. The pool itself will be filled in.

E. The Residential Staff Office

The small one room building behind the Inn Building will be renovated for use as office space for the Residential Program Director and staff.

F. The Storage Shed

The Storage Shed behind the Inn Building will remain in its current use.

G. The Horse Barn

The Horse Barn will be used to house horses and other animals (such as goats and pigs) used in "Animal-Assisted Therapy."

H. The Chicken Coop

Mountain Valley engages its residents in "hands-on" stewardship of the land and animals. Either the existing chicken coop will be moved from Pike, or another small structure designed to accommodate up to a maximum of thirty (30) chickens, will be constructed on the property. It is worth noting that the existing chicken coop in Pike is built on wheels so that the animal by-product (i.e., manure) can be easily distributed over a given piece of property; and is equipped with a roof-top solar panel that provides heat, light, and a door-closer to prevent predators from disturbing the flock at night.

I. Non-Structural Use

The garden space, long since abandoned, will be reclaimed for use as a vegetable garden, using organic practices, for use in the residents' Farm-to-Table "healthy lifestyles" Wellness module. The crop yield will be served in the dining room.

IV. Conclusion.

For the foregoing reasons, Mountain Valley Treatment Center respectfully requests that the Plainfield Planning Board grant its request for Site Plan Review approval for the properties located at 703 River Road (Map 238, Lot 8) and 707 River Road (Map 238, Lot 9) now owned by Walnut Inns, Inc. In addition, Mountain Valley requests that the Planning Board approve its *Notice of Voluntary Merger of Contiguous Lots* pursuant to RSA 674:39-a.

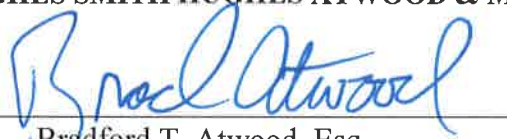
Respectfully submitted,

MOUNTAIN VALLEY TREATMENT CENTER

By its attorneys,

HUGHES SMITH HUGHES ATWOOD & MULLALY PLLC,

By:



Bradford T. Atwood, Esq.

Email: bta@hsh-law.com

COPY

**PLAINFIELD ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Mountain Valley Treatment Center
c/o Brad Atwood, Esq
30 Bank St
Lebanon, NH 03766

Case 17-07

You are hereby notified that the appeal by **Mt Valley Treatment Center** for special exception #6 Day Care Facility to establish an adolescent treatment facility focused on anxiety disorders on property described as #703 & #707 River Road (map 238 lot 8 & 9) has been **granted** by the affirmative vote of at least three members of the Zoning Board of Adjustment. In reaching this decision, the Zoning Board has relied on the representations made in the application, and testimony received at the July 10th public hearing.

In summary, Mt. Valley Treatment Center is a not for profit organization in Pike NH located on the campus of the Upper Valley Stewardship Center. Mt Valley is part of an organization that operates several adolescent treatment facilities. The program includes up to 24 enrollees, boys and girl (13-20 years old) who spend 60-90 days at the treatment center working on their anxiety disorders. The admissions process is stringent and does not accept those with either substance abuse problems or a history of criminal activity. The organization is registered as an adolescent health provider that is licensed by the state of New Hampshire. Approximately 30 employees work at the facility. The application seeks to relocate the Mt. Valley operation from Pike to Plainfield, utilizing the former Home Hill Inn property on River Road consisting of 25 acres.


As part of its review of this application the board made the following findings:

- 1) The application meets the general requirements of the ordinance.
- 2) The required state oversight and licensing will ensure that the facilities are adequate for the use.
- 3) The 25 acres of property is sufficiently large to support the activities of the organization including but not limited to parking, outdoor programs and adequate buffers from adjacent properties.

Approval Conditions:

- 1) Site Plan Review with attention to “dark sky” compliant lighting suitable for the rural location.
- 2) To reduce the possibility that attendees leave the facility and wander onto adjacent private lands future buildings for the use will be located so as to comply with the setbacks called out in the Approved Business Project section of the ordinance.

3) Any significant change to the organization or deviation from this application (number of students, mission, population served, staff levels etc) was determined by the Zoning Administrator will require additional Zoning Board review.


Richard Colburn, Chairman
Zoning Board of Adjustment

Date: 18 July 2017

Town of Plainfield
Notice of Voluntary Merger of Contiguous Lots
Pursuant to RSA 674:39-a

The undersigned, **Mountain Valley Treatment Center**, being the owner of certain contiguous lots or parcels of land in Plainfield, in the County of Sullivan, and State of New Hampshire, as described below, hereby applies to the Town of Plainfield Planning Board for the merger of said lots or parcels into a single lot of record in accordance with the provisions of RSA 674:39-a. Upon approval of the Plainfield Planning Board:

- A. the merged lots or parcels of land shall be treated as a single lot or parcel for all purposes, including municipal regulation and taxation purposes;
- B. this merger shall bind the undersigned owner and its successors and assigns, and shall be recorded in the Sullivan County Registry of Deeds; and,
- C. the merged lots or parcels shall thereafter not be separately transferred without subdivision approval, as required by the statutes of the State of New Hampshire and the ordinances of the Town of Plainfield.

Description of lots or parcels to be merged:

Being Lot 1 (13.04 acres) and Lot 2 (12.00 acres) as shown on a plan entitled "Subdivision Plat for Home Hill Inn" prepared by T&M Associates, Inc. as Project No. 560000, dated March 26, 2000, and recorded April 20, 2000 in Folder 04, Pocket 06, Number 49 of Planfile 04 in the Sullivan County Registry of Deeds. The above-described parcels are identified respectively as **Lot 8** and **Lot 9** on **Tax Map 238** of the Town of Plainfield, located on River Road in the RC-I and RC-II Zoning Districts.

Mountain Valley Treatment Center

Date: _____

By: _____

Jay Wolter, President
Duly Authorized

At the meeting held on August 7, 2017, the above merger was approved by the Town of Plainfield Planning Board in accordance with the provisions of RSA 674:39-a.

Town of Plainfield Planning Board

Date: _____

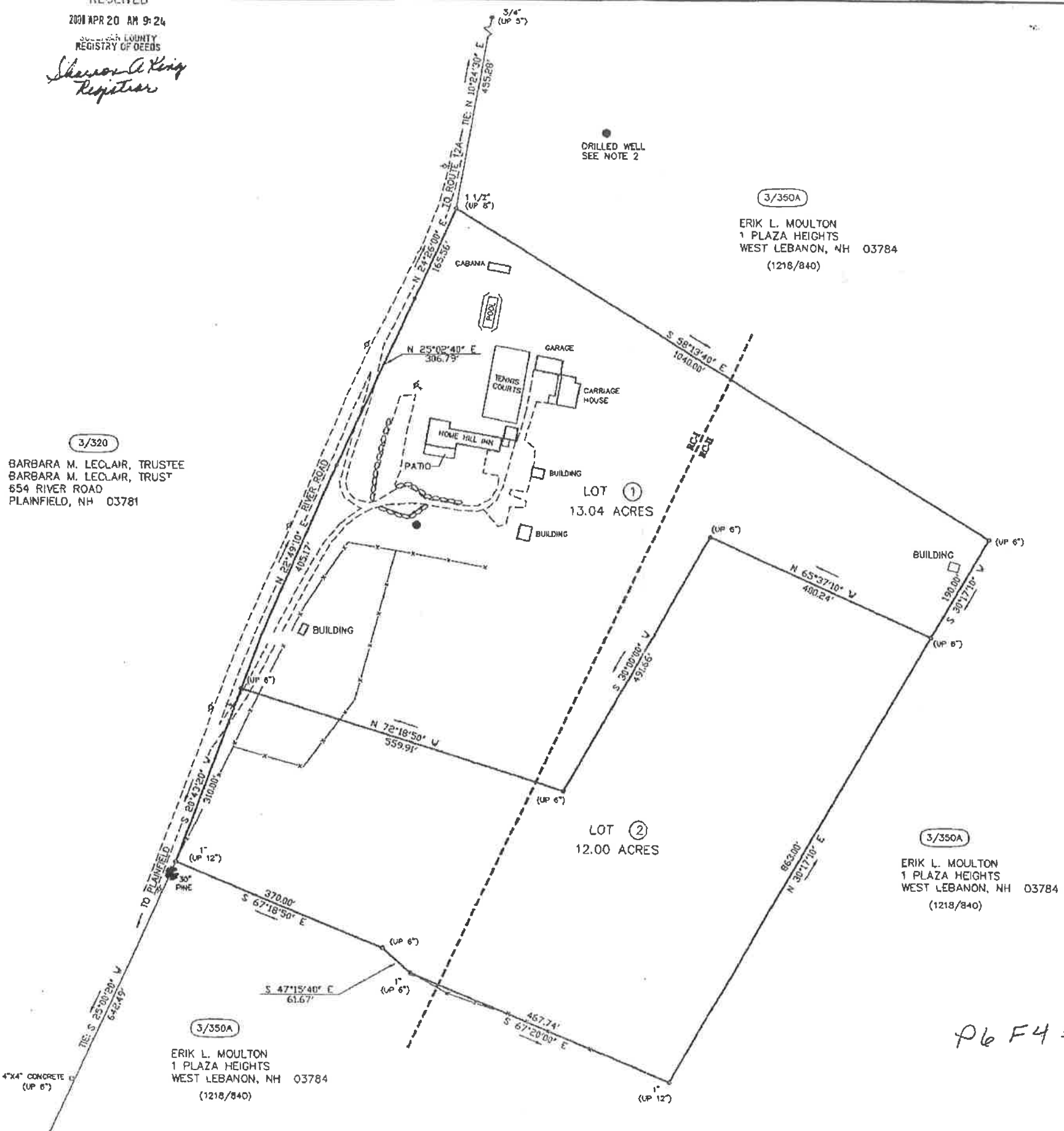
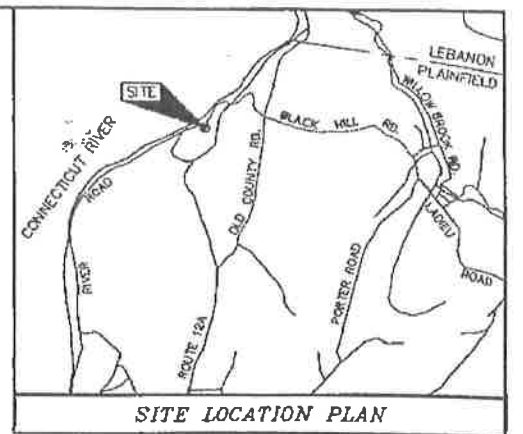
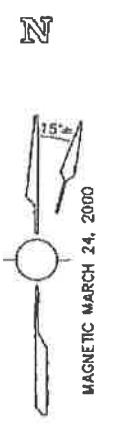
By: _____
Jane Stephenson, Chairperson
Duly Authorized



SUBPLAT.DWG

002500

RECEIVED
2001 APR 20 AM 9:24
SULLIVAN COUNTY
REGISTRY OF DEEDS
Sharon A. King
Registrar



3/320
BARBARA M. LECLAIR, TRUSTEE
BARBARA M. LECLAIR, TRUST
654 RIVER ROAD
PLAINFIELD, NH 03781

3/350A
ERIK L. MOULTON
1 PLAZA HEIGHTS
WEST LEBANON, NH 03784
(1218/840)

3/350A
ERIK L. MOULTON
1 PLAZA HEIGHTS
WEST LEBANON, NH 03784
(1218/840)

3/300
RICHARD S. SMITH
7 BEARDSLEY LANE
LLOYD HARBOR
HUNTINGTON, NY 11743

3/350A
ERIK L. MOULTON
1 PLAZA HEIGHTS
WEST LEBANON, NH 03784
(1218/840)

- LEGEND
- EXISTING IRON PIPE
 - EXISTING BOUND
 - EXISTING REBAR
 - SET CAPPED REBAR 3/4" T&M ASSOCIATES NH LLS#338,618
 - COMPUTED POINT
 - UTILITY POLE
 - WIRE FENCE
 - STONE WALL
 - SIGN
 - EDGE OF GRAVEL ROAD
 - BOUNDARY LINE

- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED IN THE SULLIVAN COUNTY REGISTRY OF DEEDS:
A) PLAN FILE 2 POCKET 6 FOLDER 4 NUMBER 16 ENTITLED: "PROPERTY OF THEODORE H. & BETTY BURGESS" BY THOMAS DOMBROSKI DATED: 6/06/80.
B) PLAN FILE 2 FOLDER 3 NUMBER 29 ENTITLED: "MINOR SUBDIVISION T.H. BURGESS FARM" BY JAMES H. NEIL DATED: 8/6/79.
C) PLAN FILE 2 POCKET 4 FOLDER 1 NUMBER 29 ENTITLED: "HOLYSTONE FARM" BY JAMES H. NEIL DATED: 10/18/76.
 - THE PARCEL BENEFITS FROM A WATER RIGHTS EASEMENT IN BOOK 651 PAGE 150.
 - MONUMENTATION WAS SET ON MARCH 25, 2000.
 - THE RIVER ROAD RIGHT-OF-WAY WAS COMPUTED 20 FEET FROM THE EXISTING CENTERLINE OF ROADBED. THE BASIS OF THE RIGHT-OF-WAY WIDTH IS THE AVERAGE LOCATION OF FOUND MONUMENTS AND THE ABOVE REFERENCED SURVEY PLATS.
 - ZONING DISTRICT: RC-1/RC-II
 - TOTAL ACREAGE = 25.05 ACRES.
 - MONUMENTS WERE SET IN APRIL 2000.

A PARCEL OF LAND WHICH HAS BEEN SUBJECTED TO MINOR SUBDIVISION SHALL NOT BE ELIGIBLE FOR FURTHER SUBDIVISION UNDER THE MINOR SUBDIVISION PROCEDURES FOR A PERIOD OF 10 YEARS FROM THE DATE OF THE MOST RECENT SUBDIVISION APPROVAL.

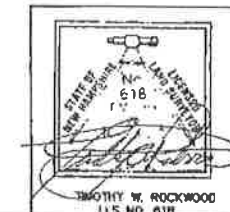
*THE SUBDIVISION REQUIREMENTS OF THE TOWN OF PLAINFIELD ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLAINFIELD PLANNING BOARD. APPROVED BY THE PLAINFIELD PLANNING BOARD ON 17 APR 2000. CERTIFIED BY *Lynda E. Finner*, CHAIRMAN.

RECORD OWNER: WALNUT INNS, INC.
C/O HOME HILL INN
703 RIVER ROAD
PLAINFIELD, NH 03781

P6 F4 #49 PF4

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

I HEREBY CERTIFY TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT A NEW HAMPSHIRE URBAN CLASS SURVEY WAS DONE ON THE PROPERTY SHOWN. BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLANS.



Date	Revision	By

SUBDIVISION PLAT FOR
HOME HILL INN
RIVER ROAD - PLAINFIELD, SULLIVAN COUNTY, NEW HAMPSHIRE

MARCH 28, 2000 SCALE: 1" = 100' PROJ. NO. 560000
T&M ASSOCIATES, INC. LEBANON, N.H.