

City of Laconia Minor Site Plan Committee
Wednesday, November 18, 2020 - 2:00 PM
City Hall - Armand A. Bolduc City Council Chamber
AGENDA

1. CALL TO ORDER
 2. ROLL CALL
 3. RECORDING SECRETARY
 4. STAFF IN ATTENDANCE
 5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
 - 5.I. Acceptance Of Minutes From September 23
 6. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.
 7. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.
 - 7.I. PL2020-0109MSP; 72 Church Street, Riverbank House; Proposal To Change The Use To Hospital/Healthcare Facility
- Documents:
- [CHURCH MSP.PDF](#)
8. OTHER BUSINESS
 9. ADJOURNMENT



RECEIVED

OCT 30 2020

Planning/Zoning
City of Laconia

Application(s) #:

PL2020-0109 MSP

Fees Paid:

100 + 60 postage

Check #:

Receipt #:

CC 625003

PLANNING BOARD APPLICATION

Project Name: Riverbank House

Project Address: 72 Church St. Laconia, NH 03246

Tax Map/ Lot # (s): 425-44-62 Zoning District (s): UC Parcel Size Acres: 0.4

Number of Lots: 1 Total Developed Land Area: 1 Building(s) and/or additions Total Sq. Ft. 1/9,329sq.ft

Submittal Request (Check all that apply):

- Alternative Parking CUP
- Boundary Line Agreement
- Cluster Subdivision
- Discretionary Easement
- Performance Zoning CUP
- Steep Slope CUP
- Amendment
- Change of Use
- Condominium Subdivision
- Marinas and Yacht Club CUP
- Site Plan (Commercial)
- Wetland/Wetland Buffer CUP
- Boundary Line Adjustment
- Cluster Development CUP
- Conventional Subdivision
- Minor Site Plan
- Site Plan (Multi-family)
- Other _____

Proposal Description: The purpose of our request is to change the current usage of the property to Hospital/Healthcare Facility. We determined, with the help of the town, that our proposed usage is permitted within the Urban Commercial zoning district.

For further information, please see attached for the proposed property use, description of services, and draft layout.

I hereby make application to the City of Laconia for the above-referenced property(ies) and the development as described. To the best of my knowledge the information provided herein is accurate and is in accordance with the Zoning Ordinance and land use regulations of the City, except where waivers are requested. The City of Laconia Planning Board, Minor Site Plan Committee, Technical Review Committee and/or city employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at any and all meetings before the Planning Board, Minor Site Plan Committee or Technical Review Committee.

Sign as appropriate (If agent or non-person please attach certification)

NOTE: Please attach an Applicant Contact Worksheet

	PROPERTY OWNER 1	PROPERTY OWNER 2	AGENT / APPLICANT
Printed Name:	<u>Randell C. Bartlett</u>	_____	<u>Christopher Foster</u>
Signature:		_____	
Date:	<u>10/28/20</u>	_____	<u>10/27/2020</u>



DEPARTMENT OF PLANNING, ZONING & CODE
 45 BEACON STREET, EAST
 ☎603-527-1264
 📠603-524-2164

CERTIFIED LIST OF ABUTTERS

RSA 672:3 "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

The following information must be completed by the applicant in order to begin the application process to the Planning Board or Zoning Board of Adjustment. Below, list the verified names and mailing addresses of the applicant, authorized agent(s), engineer, architect, land surveyor, soil scientist, consultant, abutter, holders of conservation easements or restrictions on adjacent lands, municipal/regional planning commissions (if a regional notice is required), associations, etc., not more than five (5) days prior to submission, per RSA 676:4,I(b). Abutters' names and mailing addresses must be verified against the records kept in the Laconia Assessor's Office. Attach additional copies of this form if necessary. Include an addressed #10 envelope and certified mail receipt for each person/professional listed below.

Map/Block/Lot	Name of Property Owner/Professional	Mailing Address of Owner/Professional
425-44-61	Richard Mills	26 BAYSHORE DR MEREDITH, NH 03253
425-158-60	23 MESSER ST LLC	72 CHURCH ST LACONIA, NH 03246
425-44-86	KARAGIANIS SOTERIOS PETER	71 CHURCH ST LACONIA, NH 03246
425-44-1.2	ROMAN CATHOLIC BISHOP OF MANCHESTER	153 ASH ST MANCHESTER, NH 03104
425-158-3	THREE POINT PLAY LLC	30 SCHOOL ST TILTON, NH 03276
425-44-64	96 CHURCH STREET LACONIA LLC	72 CHURCH ST LACONIA, NH 03246

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Name of Person Preparing List Christopher Foster Date Prepared 10/27/2020
 Preparer's Signature Date 10/27/2020

*Fee per Abutter \$10.00



Abutters List Report

Laconia, NH
October 30, 2020

Subject Property:

Parcel Number: 425-44-62
CAMA Number: 425-44-62
Property Address: 72 CHURCH ST

Mailing Address: 72 CHURCH STREET LACONIA LLC
72 CHURCH ST
LACONIA, NH 03246

Abutters:

Parcel Number: 425-158-2
CAMA Number: 425-158-2
Property Address: 16 MESSER ST

Mailing Address: WELLER PADRAIC DAVID & BRIANNA
16 MESSER ST
LACONIA, NH 03246

Parcel Number: 425-158-3
CAMA Number: 425-158-3
Property Address: 22 MESSER ST

Mailing Address: THREE POINT PLAY LLC
30 SCHOOL ST
TILTON, NH 03276

Parcel Number: 425-158-60
CAMA Number: 425-158-60
Property Address: 23 MESSER ST

Mailing Address: 23 MESSER ST LLC
72 CHURCH ST
LACONIA, NH 03246

Parcel Number: 425-44-61
CAMA Number: 425-44-61
Property Address: 64 CHURCH ST

Mailing Address: MILLS FAMILY REV TRUST MILLS
RICHARD E & DONNA M TRUSTEES
26 BAY SHORE DR
MEREDITH, NH 03253

Parcel Number: 425-44-86
CAMA Number: 425-44-86
Property Address: 65 CHURCH ST

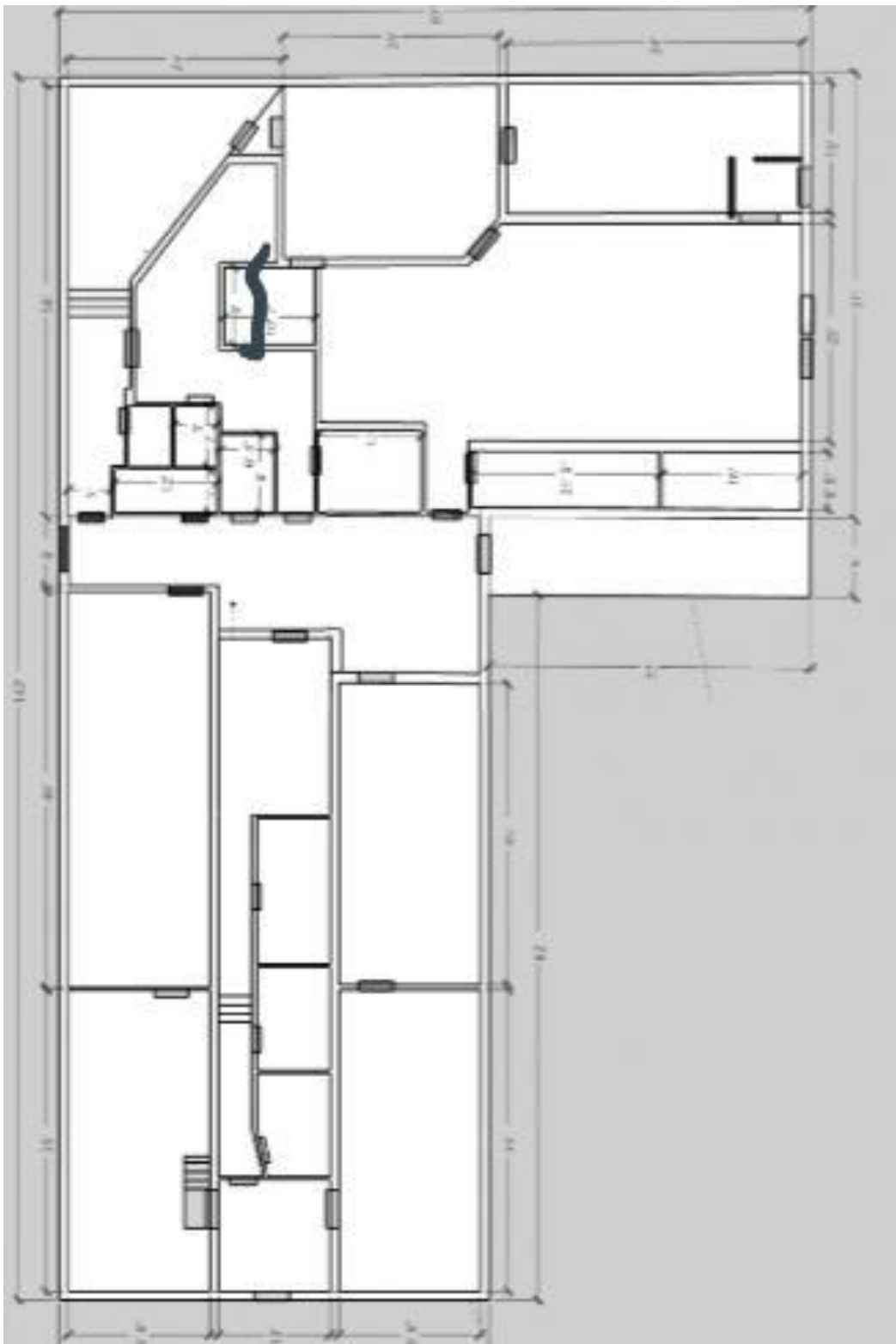
Mailing Address: KARAGIANIS SOTERIOS PETER
71 CHURCH ST
LACONIA, NH 03246

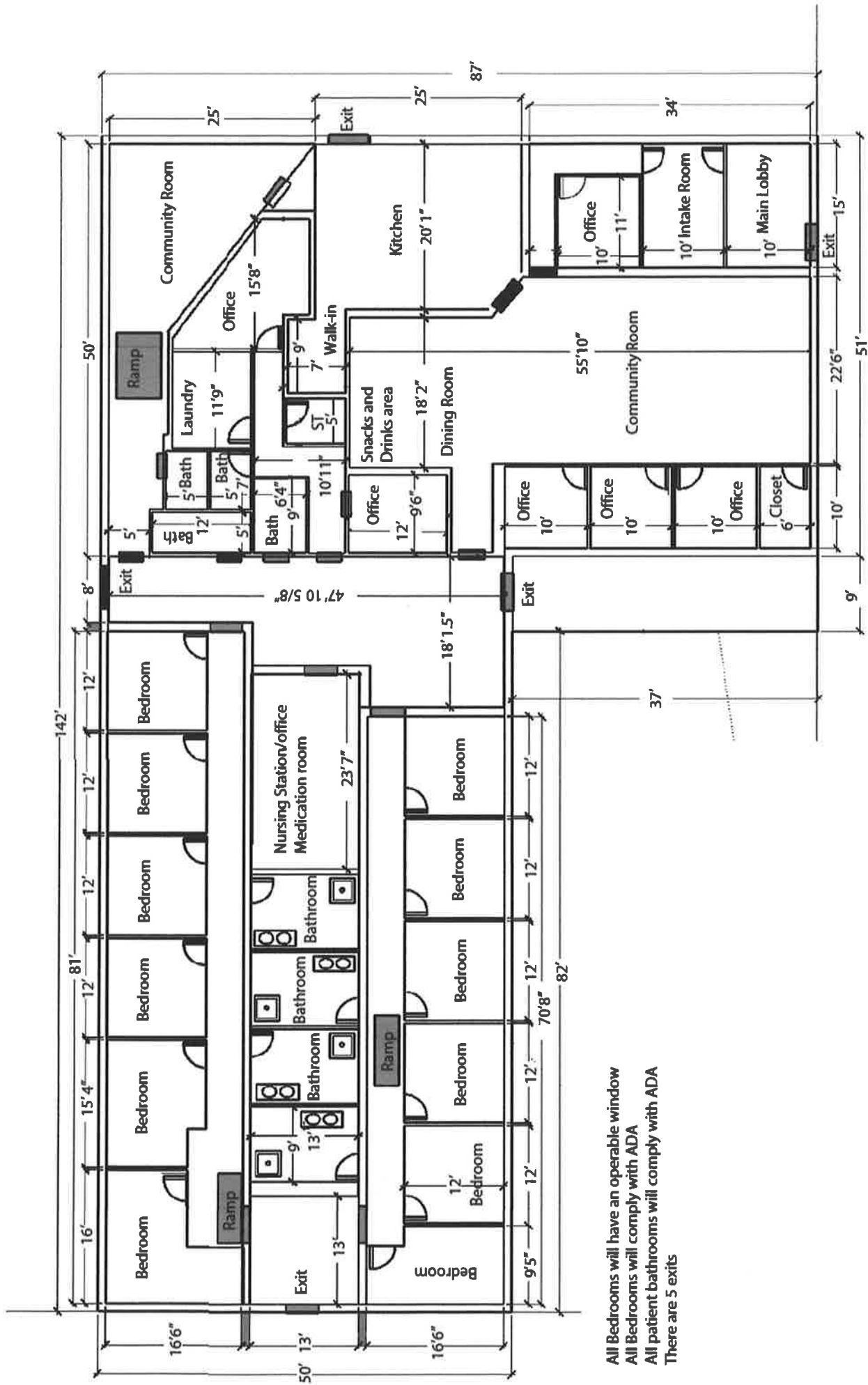


www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Existing layout





All Bedrooms will have an operable window
All Bedrooms will comply with ADA
All patient bathrooms will comply with ADA
There are 5 exits

Riverbank House

Level of Care: Inpatient Detox and Residential Treatment

Hours of Operation: Riverbank House will operate 24-hours a day, seven days a week. A qualified licensed professional will grant admission based on medical and clinical necessity.

Population Served: Riverbank House will treat adults over the age of 18 voluntarily. Riverbank House plans to accept all insurance types (Commercial and Medicaid).

Clinical Director: TBD

Medical Director: TBD

Director of Nursing: TBD

Executive Director: Christopher Foster

Clinical Staff: The Clinical department will consist of board-certified clinicians (LADC, MLADC, LCSW, LMHC). Therapist caseloads will not exceed ten (10) patients.

Therapeutic Modalities: All patients are treated individually and will have treatment plans surrounding their diagnosis and the problems they face. Modalities that are used are only practiced by clinicians who are trained and experienced. All approaches used are evidence-based, including, but not limited to, Motivational Interviewing, Psycho Dialectical Behavioral Therapy, Cognitive Behavioral Therapy, Rational Emotive Behavior Therapy, and Reality Therapy. These modalities can be used in psychotherapy, psychoeducational, and psychodrama group settings.

Health and Wellness: Riverbank House believes in treating the patient as a whole instead of just the primary addiction. Our medical team will consist of a Medical Director, Family Nurse Practitioner, Psychiatric Nurse Practitioner, Register Nurses, and Medical Assistants. If needed and/or appropriate, patients will have access to a nutritionist. As a part of the healing process, a certified yoga instructor will facilitate group sessions. Our medical team will utilize medications to manage withdrawals for patients who suffer from opiate, alcohol, or poly-substance dependence.

Riverbank House

Case Management: The Case Management department will consist of trained and knowledgeable Case Managers and Recovery Specialists. Case Management staff members will all hold a minimum of a bachelor's degree. Case Managers and Recovery Specialists will focus on the patients' needs, including, but not limited to, discharge planning, aftercare planning, vocational and employment paperwork, temporary housing, and all immediate resources

Twelve Step Fellowship: All patients will have access to several 12-step fellowship meetings.

Alumni and Continuing Care: As a part of our alumni program, at no cost to the patient, Riverbank House offers a weekly continuing care group for patients and families, monthly activities, and holiday gatherings. An alumni coordinator will stay in constant contact with all discharged patients (contingent on contact authorization) to keep them aware and ensure they continue and keep up with their contingency plan.

Family Programming: As a part of the clinical program, Riverbank House offers a weekly family support meeting. The Clinical Director, Primary Therapists, Medical staff members, and our Alumni department facilitate all components of the family program.

Meals and Snacks: Riverbank House will provide three meals a day prepared and served by qualified kitchen staff. A licensed Dietitian will create and sign off on a full menu. The patients will have full access to snacks and drinks around the clock.

License and Regulations: Riverbank House will comply with all local, state, and federal guidelines, rules, and code.

Parking: The Riverbank House property has 18 parking spaces, including one handicap accessible parking space. The number of spaces available is ample parking to satisfy the need of the Riverbank House.

Traffic: The Riverbank House will not affect the flow of traffic. The flow and direction of traffic will not impede upon other abutting businesses or residents.

Landscaping: A local design landscaping company will professionally maintain the Riverbank House property.

Snow Removal: Snow will be plowed to the property's perimeter to allow for enough space to park. Snow will not be dumped into the river or protrude into the street. Should Laconia have a major storm, Riverbank House will use a third-party to remove the snow.

Exterior Signage: Currently, the Riverbank House has too many exterior signs. The Riverbank House will preserve two current pylon signs and remove the attached building sign. The signage will be clean, appropriate, and professional.

Messer St

Messer St

Messer St

72 Church Street

Church St

Church St

Church St

Happy Jack's Cigars,
Pipe and Tobacco Shop

Laconia Spa

Rock Suzanne

