



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

### Variance Application

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-22-12

DATE FILED 3/16/22

C91  
ZONING BOARD CLERK

Applicant:  
Positive Transitions, Inc. by Raymond Negron, Director of Operations

E-mail: 82raymond.negron82@gmail.com Phone: 603-851-7907

Applicant Address: 92 Goffe Street, Manchester, NH 03102

Property Owner (if different): JOJO K, LLC, by Raymond Negron, Director of Operations

Property Owner Address: 92 Goffe Street, Manchester, NH 03102

Variance Address: 16 Pine Street

Map Lot and Block No: 0121 - 0119

Description of Property: 4700 sq. ft. 15 Bedroom Residential Dwelling

Proposed use or existing use affected: Boarding House to be used as a sober house for people in recovery

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section Table 18-A  
and asks that said terms be waived to permit a Boarding House in the R2 Zone to be used as a sober house for  
people in recovery to live.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: Raymond Negron  
Raymond Negron, Director of Operations

Date: 3/15/2022



1) Granting the variance would not be contrary to the public interest because:  
Granting the variance would serve the public interest by providing desperately needed safe housing for people in recovery. Substance abuse, mental health and homelessness are priority issues identified by the City of Rochester and State of New Hampshire, and this is a low-cost and effective solution. See attached for more information.

2) If the variance were granted, the spirit of the ordinance would be observed because:  
The proposed use is a residential use within a residential zone, which previously existed for more than a century.  
The proposed use is in keeping with the character of the existing building and surrounding neighborhood, and is  
within the spirit of the ordinance. See attached for more information.

3) Granting the variance would do substantial justice because:  
Granting the variance would allow for a low-cost and effective way to help people in recovery. It would also allow the owner to utilize the property for which it was built and used since 1881 until classified by the City as a single-family dwelling in 2019. See attached for more information.

4.) If the variance were granted, the values of the surrounding properties would not be diminished because: There will be no changes to the property which would affect neighboring properties. The residents will be held to a strict code of conduct, including weekly drug tests and almost daily sobriety meetings. Several neighbors have expressed support for the project. See attached for more information.

a. Owning to special **conditions of the property that distinguish it from other properties in the area**, denial of the variance would result in an unnecessary hardship because:

Section 275-4.1, B(4) allows the board to grant a variance without a finding of hardship when reasonable accommodations are necessary to allow persons with a recognized disability to reside in the premises. People in recovery are considered disabled under the Americans with Disabilities Act (ADA). As a sober house, the property will be used as a residence for people in recovery.

ii. The proposed use is a reasonable one because:

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

Applicant: Positive Transitions, Inc.  
Owner: JOJO K, LLC  
Property: 16 Pine Street  
Parcel: 0121-0119

**AUTHORIZATION**

The undersigned JOJO K, LLC, owner of the property at 16 Pine Street, Rochester, NH, hereby authorizes the applicant, Positive Transitions, Inc., to apply for a variance with the City of Rochester Zoning Board of Adjustment to use the property as a Boarding House sober house.

Dated: March 16, 2022



By Raymond Negrón, Director of Operations  
JOJO K, LLC

Applicant: Positive Transitions, Inc.  
Owner: JOJO K, LLC  
Property: 16 Pine Street  
Parcel: 0121-0119

## **ADDENDUM TO APPLICATION FOR A VARIANCE**

This Addendum, and the Exhibits referenced herein, are to be attached to and incorporated into the Application for a Variance for the use of a Boarding House in the R2 Zone as a sober house for people in recovery.

### **A. BACKGROUND**

#### **1. Existing Property**

The property consists of an existing 4700 square foot residential building on approximately 0.13 acres of land. The property was built in 1881 as a boarding house and was used as a boarding house until the 1980s or 90s when it was used as a residential care facility. Recently, in 2019 it was classified as a single-family residence.

The property has 15 bedrooms, 5 bathrooms, 2 living rooms, 3 kitchens, dining room and office. The property has 3 off-street parking spaces, but only the live-in peer leaders and Director of Operations will be permitted to park on the premises. No on-street parking will be permitted. Most residents do not have vehicles. Residents who do will be required to obtain a municipal parking permit.

No changes will be made to the existing building. Upgrades to the fire alarm system and sprinkler system will be completed soon in accordance with the Rochester Fire Department requirements. Additionally, the property has a 24 hour video and audio surveillance system for security.

The property is located in the Residential-2 (R2) zoning district. The R2 Zone is mixture of residential uses, including single-family and multi-family dwellings, built around the end of the nineteenth century and beginning of the twentieth century. It is densely populated and adjacent to the Downtown Business Commercial Zone.

#### **2. Proposed Use**

The property is owned by JOJO K, LLC, and will be operated and managed by its affiliated company Positive Transitions, Inc.

The proposed use is a "sober house" which will provide safe and supportive living arrangements for residents who are recovering from substance abuse. The proposed use will not include medical or non-medical treatment, care, or counseling of any kind.

A sober house is based on the "Oxford House" concept of recovery and sobriety through self-help in drug-free/alcohol-free living arrangements. (See [www.OxfordHouse.org](http://www.OxfordHouse.org)) The sober house provides housing to individuals in recovery, who are considered disabled under State and Federal Law. These individuals live like a "family" sharing all household duties, cooking and eating together, socializing and supporting each other. They function like a household to further their common goals of sobriety while practicing abstinence in a peer supported recovery model.

Maximum occupancy will be 21 residents including 1-2 live-in peer leaders. All residents must be pre-approved and undergo background checks and drug tests. All residents are subject to random weekly drug tests and random searches for drugs, drug paraphernalia and other prohibited items. All residents must attend sobriety meetings (such as AA) at least 5 times per week, maintain a sobriety sponsor, maintain a job, share in cleaning and maintenance chores and abide by a strict code of conduct. Residents may be removed at any time if they do not abide by these rules.

See attached Positive Transitions Mission Statement, Vision Statement, Code of Ethics In-Home & Community Statement, Background Check Policy, Drug and Alcohol Testing Policy, Prohibit Items and Search Policy, Bodily Fluids and Infection Control Policy, Parking Policies, Guidelines and Criteria for Peer Leadership, Comprehensive Leadership and Staff Job Description, Grievance Policy and Procedures, and Emergency Evacuation Plan.

A sober house is not a defined term under the Rochester Zoning Ordinance. The closest defined use under the Ordinance would be a "Dwelling Unit" or "Boarding House (or Rooming House)." A sober house is not a "Community Residence-1 (Group Home)" or a "Community Residence-2 (Halfway House)" under the Ordinance because it is not licensed by any governmental agency and does not provide care or services of any kind.

The proposed use is similar to the use for which the building was designed and operated for more than a century until very recently. As such, it is in keeping with the character of the existing building and of the surrounding neighborhood.

### **3. Need for the Proposed Use**

The proposed use will help fill a desperate need for housing for people in recovery, as identified by the NH Council on Housing Stability Strategic Plan and the Tri-City Joint Task Force on Homelessness Master Plan. The sober house will provide housing for people in recovery with the goal of improving successful sobriety and minimizing the risk of relapse, substance abuse and homelessness.

Housing instability, mental health disorders and substance use disorders are significant social issues that impact individuals in Rochester and municipalities across New Hampshire. The 2019 Wentworth-Douglass Hospital Community Health Needs

Assessment outlined substance abuse, mental health and basic needs as priority areas in Strafford County. Housing instability and behavioral health challenges have amplified during the Pandemic. The need for community-based recovery and housing has never been greater.

A sober house is a low-cost and effective way to prevent relapse. Without a sober house option, individuals often return to the same environment they were in before treatment or they become homeless, and in either case relapse and substance abuse is almost inevitable. The sober house concept stops that cycle and provides a place for individuals to successfully maintain their sobriety.

See NH Council on Housing Stability Strategic Plan, Tri-City Joint Task Force on Homelessness Master Plan and Wentworth-Douglass Hospital Community Health Needs Assessment.

#### **4. Support for the Proposed Use**

The proposed use is supported by abutters and the Rochester Police Department, who report no issues with the property under its current ownership.

The neighbors report that the property had numerous problems under prior ownership, but those problems have stopped since the current owner took possession of the property. One neighbor, Marty Simon states:

"We didn't know what to expect when we learned it was going to be a sober house. But in the short time it's been open I can say our neighbor at 16 Pine St. have been some of the best neighbors we have had. There has been no problems whatsoever. Everyone we have met has been very friendly, polite and it's been a pleasure to meet the people who live there now...I look forward to living across the street from the sober house and I truly believe they will continue to be great neighbors and will be an asset to the community."

Another neighbor, Ann and John Lemelin, state: "Ever since Ray Negron took over it's been very quiet...my mother-in-law lives right next door and has nothing but good things to say about the place."

Ashley Desrochers adds: "Programs and organizations such as Positive Transitions are what our state, county and Rochester needs. Please support their mission and community."

See attached Letter of Marty Simon, Letter of Ann and John Lemelin, and Letter of Ashley Desrochers.

## **5. Federal Protection of the Proposed Use**

The residents live as a "family" with a common purpose of sobriety, and are Federally protected class of people classified as disabled under Americans with Disabilities Act (ADA). Under the Fair Housing Act (FHA), municipalities must provide reasonable accommodations in zoning and housing for such individuals.

The failure to provide a reasonable accommodation is an independent form of discrimination under the FHA. *United States v. City of Philadelphia*, 838 F. Supp. 223, 229 (E.D. Pa. 1993), *aff'd mem.*, 30 F.3d 1488 (3d Cir. 1994). The failure of zoning officials to allow for "reasonable accommodations" in their policies to allow persons with disabilities to live in the community will violate the FHA regardless of whether the officials acted with discriminatory animus. *Community Services, Inc. v. Wind Gap Municipal Authority*, 42 F.3d 170, 177 (3d Cir. 2005) and *Good Shepherd Manor Foundation, Inc. v. City of Mombasa*, 323 F.3d 557, 561-62 (7th Cir. 2003).

"[T]he FHA defines discrimination to include "a refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford [a handicapped individual] equal opportunity to use and enjoy a dwelling." 42 U.S.C. §3604(f)(3)(B). The concept of "equal opportunity" under the FHA generally means providing people with disabilities with the right to choose to live in single-family neighborhoods so as to end their exclusion from the American mainstream. See *Oconomowoc Residential Programs, Inc. v. City of Milwaukee*, 300 F.3d 775, 784 (7th Cir. 2002); *Lapid-Laurel, L.L.C. v. Zoning Bd. of Adjustment*, 284 F.3d 442, 459 (3d Cir. 2002); *Howard v. City of Beavercreek*, 276 F.3d 802, 806 (6th Cir. 2002).

See the Joint Statement of the Department of Housing and Urban Development and the Department of Justice on State and Local Land Use and Practices and the Application of the Fair Housing Act.

## **B. VARIANCE CRITERIA**

### **1. Granting the variance would not be contrary to the public interest.**

Granting the variance would actually serve the public interest by providing desperately needed safe housing for people in recovery. Substance abuse, mental health and homelessness are priority public health issues identified by the City of Rochester and State of New Hampshire, and this is a low-cost and effective solution.

"The requirement that the variance not be contrary to the public interest is 'related to the requirement that the variance be consistent with the spirit of the ordinance.' [T]o be contrary to the public interest ... the variance must unduly, and in a marked degree conflict with the ordinance such that it violates the ordinance's basic

zoning objectives. One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality. Another approach to [determine] whether granting the variance would violate basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare.” Malachy Glen Assoc., Inc. v. Town of Chichester, 155 NH 102 (2007)(internal citations omitted).

The existing building was built as a boarding house and was used as such for more than a century. There will be no substantial changes to the building. The property is in keeping with the character of the neighborhood, as it has been for more than 100 years.

The proposed use will not cause any adverse effect on the public health, safety or welfare. On the contrary, it will provide badly needed safe housing for people in recovery. The need for such facilities has been recognized by both the City and State. A sober house provides a low-cost and effective solution to a major public health problem in the community.

The property will be drug-free, alcohol free and the residents will be subject to a strict code of conduct, including curfews. The applicant has put in place rules and regulations to operate the property in a safe manner to support the health and sobriety of the residents and to build a positive relationship with neighbors.

Several neighbors have already expressed their support for the project. See letters attached.

## **2. If the variance were granted, the spirit of ordinance would be observed.**

The proposed use is a residential use within a residential zone, which previously existed for more than a century. The proposed use is in keeping with the character of the existing building and surrounding neighborhood, and is within the spirit of the ordinance.

“To adjudge whether granting a variance is not contrary to the public interest and is consistent with the spirit of an ordinance, we must determine whether to grant the variance would ‘unduly, and in a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.’ Thus, for a variance to be contrary to the public interest and inconsistent with the spirit of the ordinance, its grant must violate the ordinance’s ‘basic zoning objectives.’ Mere conflict with the terms of the ordinance is insufficient.” Harborside Associates, LP v. Parade Residence Hotel, LLC, 162 NH 508 (2011)(internal citations omitted).

The New Hampshire Supreme Court has “recognized two methods for ascertaining whether granting a variance would violate an ordinance’s ‘basic zoning objectives.’ One way is to examine whether granting the variance would ‘alter the



essential character of the neighborhood.’ Another approach ‘is to examine whether granting the variance would threaten the public health, safety or welfare.’” Id.

The proposed use is a residential use within a residential neighborhood. The surrounding properties include single-family and multi-family dwellings and are of the approximately same age and style as the existing building. The building was built as a boarding house and has been used as a boarding house for most of its existence. The property is only three lots away from the Downtown Business Commercial Zone. The use would not alter the character of the neighborhood in any way.

The proposed use would not threaten the public health, safety or welfare in any way. The applicant has set in place strict rules and regulations on the operation of the property to protect the health, safety and welfare of the residents as well as the neighbors. The property will be drug-free and alcohol-free. The residents will be required to take weekly random drug tests and attend sobriety meetings at least five times per week. Residents will also be subject to a strict code of conduct, including curfews.

### **3. Granting the variance would do substantial justice.**

Granting the variance would allow for a low-cost and effective way to help people in recovery. It would also allow the owner to utilize the property for which it was built and used since 1881 until classified by the City as a single-family dwelling in 2019.

In addressing the substantial justice factor, the Supreme Court has stated “Perhaps the only guiding rule on this factor is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.” Id.

In this instance, there would be no gain to the general public by denying the variance. On the contrary, the public would benefit from granting the variance because it will help provide a solution to a serious public health issue. Substance abuse and homelessness are priority public health issues identified by both the City and the State. Without a sober house option, people in recovery from substance abuse often have nowhere to go where they can stay clean and sober. The typical result is relapse into substance abuse and often homelessness. The sober house breaks that cycle and provides a safe place for people in recovery to live among peers and succeed in their sobriety.

Additionally, granting the variance would do substantial justice by allowing the owner to utilize the property for which it was built and operated for over a hundred years. The recent reclassification as a single-family dwelling is not a reasonable use of such a building with 4700 sq. ft., 15 bedrooms, 5 baths and 3 kitchens.

**4. If the variance were granted, the values of the surrounding properties would not be diminished.**

There will be no changes to the property which would affect neighboring properties. The residents will be held to a strict code of conduct, including curfews, weekly drug tests and almost daily sobriety meetings. The proposed use will not adversely affect the values of neighboring properties in any way.

The Superior Court has found that the ZBA may “consider noise, traffic, aesthetics and intensity of use in considering what effect, if any, the variance would have on surrounding property values.” *Farrar v. City of Keene*, 158 NH 684 (2009)(internal citations omitted).

The residents will be held to strict rules and regulations, including curfews, which will help prevent noise and other disturbances to the neighbors. The property will be drug-free and alcohol-free.

There will be no increase in traffic, as only the live-in peer leaders and Director of Operations will be permitted to park on the property. Most residents do not have vehicles. Those that do will be required to obtain a municipal parking permit to park in a public municipal parking lot. No vehicles will be allowed to park on the street.

The existing building itself will not change in any substantial way. It is similar in age and construction as the other buildings in the neighborhood. The property is in keeping with the general character of the neighborhood. The neighborhood is densely populated and adjacent to the Downtown Business Commercial Zone.

Several neighbors have already expressed their support for the project. See letters attached.

In addition, Maggie Kerkhoff, Managing Broker of Berkshire Hathaway – Verani Realty, has expressed her professional opinion that the proposed use will not adversely affect property values in the area. See letter attached.

**5. Unnecessary Hardship:**

Under Section 275-4.1, B(4) of the Zoning Ordinance, the Board may grant a variance from the terms of this chapter without a finding of a hardship arising from conditions of a premises subject to this chapter when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises, provided that: (a) Any variance granted under this subsection shall be in

harmony with the general purpose and intent of this chapter; and (b) In granting any variance pursuant to this subsection, the Zoning Board of Adjustment may provide, in a finding included in the variance, that the variance shall survive only so long as the particular person has a continuing need to use the premises.

As a sober house, the property will be used as a residence for people in recovery. People in recovery from drug and alcohol abuse are considered disabled under the Americans with Disabilities Act (ADA) Title 42 USC §§12102 and 12114. Since the property is to be used by residents recognized as disabled under Federal law, the Board may grant the variance without a finding of hardship.

The proposed use will be in harmony with the general purpose and intent of the zoning ordinance. As stated above, the proposed use is a residential use within a residential neighborhood. The surrounding properties include single-family and multi-family dwellings and are of the approximately same age and style as the existing building. The building was built as a boarding house and has been used as a boarding house for most of its existence. The property is only three lots away from the Downtown Business Commercial Zone. The use would not alter the character of the neighborhood in any way.

In addition, the proposed use would not threaten the public health, safety or welfare in any way. The applicant has set in place strict rules and regulations on the operation of the property to protect the health, safety and welfare of the residents as well as the neighbors. The property will be drug-free and alcohol-free. The residents will be required to take weekly random drug tests and attend sobriety meetings at least five times per week. Residents will also be subject to a strict code of conduct, including curfews.

Respectfully submitted,  
JOJO K, LLC and  
Positive Transitions, Inc.

By their attorneys,  
Shaheen & Gordon, PA

Date: March 15, 2022

By: /s/Christopher E. Ratté  
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# ZONING

## 275 Attachment I

### City of Rochester

**Table 18-A Residential Uses**  
[Amended 4-4-2017; 3-5-2019; 5-7-2019]

#### LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

	Residential Districts					Commercial Districts			Industrial Districts			Special		Criteria/Conditions Reference
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS			
Residential Uses														
Apartment, accessory (accessory use)	E	P	P	P	P	P	P	—	—	E	—	—	Article 21 and 23	
Apartment, in-law	P	P	P	P	P	P	P	—	—	—	—	—		
Apartment, security	—	P	—	P	P	P	P	P	P	P	P	P	Articles 2 and 23	
Assisted living facility	—	C	C	C	C	C	C	—	—	C	—	—	Article 21	
Boardinghouse	—	—	—	—	E	—	—	—	—	—	—	—		
Community residence-1	—	E	E	—	E	E	E	—	E	E	—	—	Article 22	
Community residence-2	—	—	E	—	—	E	—	—	E	E	—	—	Article 22	
Conservation subdivision	C	C	C	—	—	C	C	—	—	—	—	—	Articles 21 and 33	
Dwelling, apartments (apartment/mixed-use building)	—	—	—	P	P	C	P	—	—	—	—	—	Article 21	
Dwelling, multifamily development	—	P	—	—	P	—	P	—	—	—	—	—	Articles 20 and 22	
Dwelling, multifamily	—	P	—	—	P	—	P	—	—	—	—	—		
Dwelling, single-family	P	P	P	P	—	P	P	—	—	P	—	—		
Dwelling, two-family	—	P	P	P	C	P	P	—	—	—	—	—	Articles 21 and 33	
Flag lots	—	C	C	—	—	—	—	—	—	C	—	—	Article 21	
Home occupation-1 (accessory use)	P	P	P	P	P	P	P	—	—	P	—	—	Article 24	
Home occupation-2 (accessory use)	P	P	P	P	P	P	P	—	—	P	—	—	Articles 22 and 24	

**BOARDINGHOUSE (or ROOMING HOUSE)**

A dwelling operated as a business or on a not-for-profit basis providing rooms for rent on a daily, weekly, or other basis. The rooms do not include cooking facilities and thus are not individual dwelling units. Meals may or may not be provided by the owner/operator. Such rooms generally serve as the primary residence (of whatever duration) for the occupants though they may be available also as lodging for visitors. [This use is distinguished from a group home (see definition below under community residence-1) or bed-and-breakfast.]





CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Model	01	Residential	Half Bath Rati	A	SAME		
Style	16	NEW ENGLAND	Extra Fixture(s)	0			
Grade	C	AVERAGE	Extra Fix Ratin				
Stories	2		CONDO DATA				
Units	1		Condo Main		Complex #		
Residential Unit	1		Adjust Type	Code	Building #		
Comm Units	0		Condo Floor		Section #		
Exterior Wall 1	04	VINYL	Condo Location		% Owner		
Exterior Wall 2	0		COST / MARKET VALUATION				
2nd Ext Wall %	0		Building Value New		513,074		
Roof Structure	01	GABLE	Year Built		1881		
Roof Cover	01	ASPH SHINGLE	Depreciation Code		G		
Interior Wall 1	06	AVERAGE	Remodel Rating				
Interior Wall 2	0		Year Remodeled		38		
2nd Int Wall %	0		Depreciation %		15		
Interior Floor 1	08	AVERAGE	Functional Obsol		1,000		
Interior Floor 2	12	CONCRETE	Economic Obsol				
Basement Floor	100.00		Trend Factor		62		
% Heated	02		Condition %		270,400		
Heat Fuel	03	GAS	RCNLD				
Heat Type	00	FORCED HW	Dep % Ovr				
2nd % Heated	0.00		Misc Imp Ovr				
# Heat Systems	1.00		Misc Imp Ovr Comment				
AC Percent	0.00		Cost to Cure Ovr				
Bedrooms	16		Cost to Cure Ovr Comment				
Full Bath(s)	3		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)				
Bath Rating	A	SAME	Code	Description	U/B	Qty	Dim 1
3/4 Bath(s)	1	SAME	Dim 2	Grade	Condition	Yr Blt	% Gd
3/4 Bath Rating	A		Unit Price	Grade Adj.	Unit Cost	Appr. Value	
Half Bath(s)	1						
Half Bath Ratin	A						
Extra Fixture(s)	0						
BUILDING SUB-AREA SUMMARY SECTION							
Code		Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
BMT	BASEMENT		0	1,667	417	20.61	34,355
CRL	CRAWL SPACE UNDER DWELL		0	1,581	0	0.00	0
EFF	ENCL PORCH		0	88	0	72.53	6,383
FFL	1ST FLOOR		3,160	3,160	3,160	82.39	260,343
OFF	OPEN PORCH		0	24	0	46.22	1,109
SFL	2ND FLOOR		1,308	1,308	1,308	82.39	107,762
TQS	3/4 STORY		210	280	210	61.79	17,301
WDK	WOOD DECK		0	36	0	22.55	812
Totl Gross Liv / Lease Area			4,678	8,144	5,095		428,065







# 16 Pine Street

Rochester, NH

1 inch = 28 Feet



March 25, 2022

[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map 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 map.

Applicant: Positive Transitions, Inc.  
Owner: JOJO K, LLC  
Property: 16 Pine Street  
Parcel: 0121-0119

ADDRESS LIST

Applicant:	Owner:	Attorney:
Positive Transitions, Inc. Attn. Raymond Negron 92 Goffe Street Manchester, NH 03102	JOJO K, LLC Attn: Raymond Negron 92 Goffe Street Manchester, NH 03102	Christopher E. Ratté Shaheen & Gordon, PA PO Box 977 Dover, NH 03821-0977

Abutters:

Susan M. Major  
18 Pine Street  
Rochester, NH 03867

Priscilla Lemelin  
14 Pine Street  
Rochester, NH 03867

Fuller Lane Realty, LLC  
9 Fuller Lane  
Exeter, NH 03833

Jerry Leigh  
PO Box 163  
Dover, NH 03821-0163

Geraldine G. Lacasse Revocable Trust  
1 Chestnut Street  
Rochester, NH 03867

Fuller Lane Realty, LLC  
9 Fuller Lane  
Exeter, NH 03833

Aru & Margaretha Malino  
17 Pine Street  
Rochester, NH 03867

Applicant: Positive Transitions, Inc.  
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# RULES AND REGULATIONS

# **Positive Transitions**

## **Mission Statement (1a)**

Positive Transitions offers safe, supportive, and structured housing for men in recovery from substance use disorder through community connection, family living, and all abstinence-based pathways to recovery.

## **Vision Statement (1b)**

Positive Transitions seeks to help men in early recovery discover innate health, connect with community partners, and live a life guided by virtue and love. Help to change the stigma in the community as it relates to Substance Use Disorder

## **CODE OF ETHICS IN HOME & COMMUNITY STATEMENT**

- We will be courteous, truthful, respectful and friendly always. Our actions dictate how the community perceives our family of choice at Positive Transitions.
- We will strive to maintain a safe, alcohol and Illegal drug free sober environment.
- We will be loyal, honest and respectful to ourselves and others.
- We will resist the use of profanity and spreading gossip or rumors.
- We will not bring drugs, paraphernalia or weapons into Positive Transitions Properties, Automobiles or other recovery events or meetings

## **RESPONSIBILITY TO EACH RESIDENT**

- We will be generous - remembering where we come from and that people can change.
- We all have our own definition of recovery and will respect one another's definition of "Recovery".

- We are a family and will work hard to assist one another to move forward with our healthy goals.
- We will treat one another with unconditional love, kindness, respect, patience and honesty.
- We will be willing to lend a hand to help a newcomer whenever possible.

## **RESPONSIBILITY TO POSITIVE TRANSITIONS**

- We will be receptive and responsive to the needs of the home.
- We will contribute by maintaining a job, taking part in meetings, activities, and the participatory process as we know this is vital to achieve our healthy goals.
- We will encourage recovery community members to volunteer.
- We will keep our home clean and organized.
- We will take on the responsibility of maintaining a safe, alcohol and illegal drug free environment.

## **RESPONSIBILITY TO THE COMMUNITY**

- We will strive to be productive and respectful members of our society.
- We will be committed to helping people in our community at large.
- We vow to be law abiding citizens within our society.
- We will be aware the positive impact of our good deeds on the community.
- We will perform random acts of kindness no matter how small they seem, showing the community who we are and why we are here.
- We will work towards educating the community further and changing the stigma associated with substance use disorder as well as other medical conditions that require maintained health care.
- The Code of Ethics must be read and signed by all those associated with the operation of the recovery residence: recovery residence owners, operations, staff and volunteers.
- Individuals subject to this code are obligated to report unethical practices according to the reporting rules set forth by NHCORR or, in the case of a licensed SUD-RTF, to the NH Department of Health and Human Services.

- By signing below, I affirm that I read, understand and agree to abide by this Code of Ethics.

Sign \_\_\_\_\_

Date \_\_\_\_\_



## **POSITIVE TRANSITIONS**

### **Background check policy:**

A criminal history does not automatically disqualify applicants, we cannot accept those that have been convicted of sexual offense or arson.

We check criminal history via Google and public registries for sexual offenders. All information is reviewed and approved before the applicant has an internal interview. Positive Transitions reserves the right to deny residence if there is habitual behavior of expulsions from previous sober residences and or a previous conflict with a current resident. This decision can be made to ensure the safety of all whom reside here.

## **POSITIVE TRANSITIONS DRUG AND ALCOHOL TESTING POLICY**

POSITIVE TRANSITIONS requires that all residents and leadership agree to in-home drug and alcohol screenings. Leadership includes and any individual directly responsible for the safety and support of residents.

Generally, screens occur under seven circumstances:

1. When a new resident joins our home.
2. Randomly.
3. When cause or suspicion have been raised.
4. When a resident returns from an overnight leave.
5. When one or more other residents have tested positive on a screen or have clearly relapsed.
6. When a resident has entered into a specific contract with leadership.
7. Whenever and for any reason or no reason at all.

Refusal or manipulative delay of a drug or alcohol screen, for any reason, will be considered a positive result for drugs or alcohol.

Any attempt to alter the screen in any way (e.g., diluting urine) will be considered a positive result for drugs or alcohol.

If an in-home drug or alcohol screen produces ambiguous results or claims of false positive results a second identical test can be requested with the possibility of using the very same sample. In cases where the resident claims ambiguous or false positive results, further testing will be at the resident's expense.

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## Screen Results

Resident:

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---

Date: \_\_\_\_\_ Staff: \_\_\_\_\_

**All Negative** \_\_\_\_\_ **Positive Results** \_\_\_\_\_ *(If positive Please Circle Below)*

**AMP MDMA THC COC BUP TCA BZO MET OPI**  
**MTD OXY ETG FYL PCP**

ALC Breathalyzer results: \_\_\_\_\_

Leadership Signature:

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Resident Signature:

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## **POSITIVE TRANSITIONS PROHIBITED ITEMS AND SEARCH POLICY**

Positive Transitions House is a drug and alcohol-free home committed to the safety and well-being of residents. We prohibit items that have the potential to compromise the safety and recovery of residents.

We search your personal possessions when you first become a resident. Then randomly, or if we have concerns, we do search personal possessions, bedrooms, and vehicle. All residents agree to cooperate to searches. SEARCHES OF ROOMS OR PROPERTY CAN AND WILL BE DONE WITH OR WITHOUT YOUR CONSENT OR PRESENCE. FAILURE TO COMPLY WILL RESULT IN DISCIPLINARY ACTION AND POSSIBLE EXPULSION FROM THE HOME.

Positive Transitions House is a zero-tolerance home. The consequences of prohibited item possession range from notifying law enforcement and immediate expulsion from the home to loss of privileges or warnings. Prohibited items will always be confiscated. What constitutes a prohibited item is decided by the owner/operator and is not limited to items on the list because one of the first skills you will try to develop as a resident is finding the loopholes in all these policies.

### **Prohibited items/uses:**

Alcohol

Illegal or intoxicating drugs or substances

Prescription medications that have not been disclosed to Leadership

The use of common household items for purposes of intoxication; don't drink the hand sanitizer

Weapons

The use of common household items as a weapon

Explosives

Illegal images of minors

Animals of any kind unless formal approval has been granted by  
Leadership

Stolen property

Space heaters or any personal appliances that create fire or carbon  
monoxide hazards

Pesticides other than bug spray that have not been authorized by  
Leadership

Fireworks

Work Tools not Authorized by Program Director.

Date: \_\_\_\_\_

Resident:

\_\_\_\_\_

I, \_\_\_\_\_ understand  
and agree to abide by and cooperate with the prohibited items and search  
policy of Positive Transitions house. I have been informed of this  
prohibited items and search policy before officially committing to join  
Positive Transitions House.

Signature:

\_\_\_\_\_

Leadership signature:

\_\_\_\_\_

## **Positive Transitions Bodily Fluids And Infection Control Policy**

It is not unusual for people with a history of active addiction to carry the Hepatitis B, Hepatitis C, or HIV virus in their blood.

It is not unusual for people, even those without a history of active addiction, to carry bacteria or viruses in their respiratory system, their digestive system, or in open wounds.

Some of us – and this is gross – even carry bugs like lice, scabies, or bedbugs. We can keep the home safe and healthy if we simply assume that everyone and anyone in the home is a carrier of something contagious, no matter how clean they look. Even if you do not think that blood/body fluid is infected with blood-borne pathogens, *treat it as if it is*.

There are steps we can all take to limit infection in the home.

1. Make sure your immunizations are up-to-date, including the latest flu shot.
2. Get tested for Hep B and Hep C and HIV. If you test positive, seek treatment.
3. Do not share hats or combs or brushes to limit any spread of lice.
4. Do not bring bedding from any unknown source into the home to limit any spread of bedbugs. (They also hide in the spines of used books.)
5. Never share toothbrushes or razors or any other tool that might have been contaminated with even a tiny amount of blood.
6. Do not share vapes. The mist that is exhaled from a vape contains microscopic particles of whatever is happening in the vaper's lungs. Sharing a vape is the equivalent of sharing a French kiss with your housemate. Just don't.

7. Practice proper food handling and storage. Do not leave leftovers unrefrigerated. Do not leave meat out on the countertop to defrost. Designate one cutting board for meat only.
8. Sneeze or cough into the crook of your arm to prevent the spread of airborne infection.
9. Throw away used tissues.
10. Wash your hands before and after preparing food, before and after eating, before and after cleaning a wound, after using the bathroom, after contact with blood or body fluids/waste, frequently when you are ill.

### **Decontamination of Bodily Fluids in the Home**

The Hepatitis B virus is very durable, and it can survive in dried blood for up to seven days. The symptoms of HBV are very much like a mild "flu" but after exposure it can take **1-9 months** before symptoms become noticeable. The HIV virus is very fragile and will not survive very long outside of the human body. It is primarily of concern to housemates in a situation involving fresh blood or other potentially infectious materials.

Anytime there is **blood-to-blood contact** with infected blood or body fluids, there is a slight potential for transmission. Treat urine, stool, vomitus, blood, and body fluids as potentially infectious.

Transmission of blood-borne pathogens is most likely to occur because of accidental puncture from contaminated needles, broken glass, or other sharps; contact between broken or damaged skin and infected body fluids; or contact between mucous membranes and infected body fluids.

Unbroken skin forms an impervious barrier against blood-borne pathogens. However, **infected blood can enter your system through** open sores, cuts,

abrasions, acne, blisters or through the **mucous membranes** of the eyes, nose, or mouth (which is why you should avoid splashing blood during cleanup.)

Contamination of bodily fluids and blood should be cleaned up with 10% (minimum) solution of chlorine bleach or Lysol or other EPA-registered disinfectants. Wear gloves.

All contaminated surfaces, tools, objects, etc. should be sterilized immediately or as soon as feasible after any spill of blood or other potentially infectious materials. Cover any spill of blood with paper towels and pour the bleach solution directly onto the paper towels. The bleach solution or disinfectant must be left in contact with contaminated surfaces, tools, objects, or potentially infectious materials for at least 10 minutes.

After 10 minutes, wipe up as much of the visible material as possible with disposable paper towels and carefully place the soiled paper towels and other soiled disposable material in a leak-proof, plastic bag that has been securely tied or sealed.

Broken glassware or other contaminated material with the potential to break the skin should be swept into a dustpan rather than picked up directly with the hands. Discard the material immediately or as soon as feasible in containers that are closeable, puncture-resistant, and leak-proof on sides and bottom.

If the spill of blood or bodily fluids happened on carpeting, blot with paper towels to remove body fluids from the fabric as quickly as possible. Then spot clean the area with a detergent-disinfectant rather than with a bleach solution. Additional cleaning by shampooing or steam cleaning the contaminated surface may be necessary. Use a wet/dry vacuum, if such equipment is available.



## **POSITIVE TRANSITIONS Parking Policies**

- Parking at Positive Transitions is a privilege, not a right, and permission to park on property or to keep access to a car while living at Positive Transitions can and will be revoked if the policies and privilege are abused.
- Only residents with a current, valid driver's license will be allowed to keep cars while living at Positive Transitions.
- All vehicles must have valid registrations and state inspections.
- Any vehicle abandoned, left unregistered or unauthorized to be parked on Positive Transitions property will be towed at the resident's expense.
- A spare key must be provided at the resident's expense.
- Vehicles shall not be loaned to or operated by housemates, friends, family, or acquaintances.
- No person in active addiction shall be a passenger in a resident's vehicle. Do not allow anyone to possess or transport alcohol or illicit drugs in your vehicle.
- Vehicles may be searched. Refusal may result in termination from Positive Transitions
- The owner shall move the vehicle to accommodate snow plowing in the winter months.
- Do not keep items that would be prohibited *inside* Positive Transitions in your vehicle. Vehicles kept at Positive Transitions are subject to the same search policies as resident rooms. Refusal

to cooperate with a search may result in termination from Positive Transitions.

- Be a good citizen. Do not block neighbor driveways, honk horns loudly, blare music, or violate any city parking regulations.
- Do not sit outside Positive Transitions or down the street from Positive Transitions in any vehicle, “visiting” with anyone who would not be allowed inside Positive Transitions.
- While parked on property, do not sit in your vehicle and smoke, no matter how cold or wet the weather might be, because this isolates you from other residents.

**\*\*\*WITHOUT THE EXPRESSED AUTHORIZATION BY AND ONLY BY THE OPERATIONS DIRECTOR WILL ANY AUTOMOBILE BE ALLOWED TO PARK ANYWHERE ON PINE ST. ALL SHORT TERM, LONG TERM AND OVER NIGHT PARKING WILL BE DONE IN THE MUNICIPAL PARKING LOT PROVIDED BY THE CITY. YOU MUST FOLLOW ALL CITY PARKING RULES AND REGULATIONS AT THE MUNICIPAL PARKING LOT. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY AND GET A PARKING PERMIT\*\*\***

**POSITIVE TRANSITIONS GUIDELINES AND CRITERIA**

**PEER LEADERSHIP**

(REFER TO LEADERSHIP/STAFF JOB DESCRIPTION)

## **A Comprehensive Leadership and Staff Job Description From the NARR STANDARD**

The NARR Standard includes many performance expectations for leadership and staff. To help homes craft a comprehensive job description that best meets the overall requirements of the Standard, NHCORR has compiled and recommends including the following excerpts in any job description:

- Use Mission, Vision, and Social Model Philosophy as Guides for Decision Making. [Standard 1]
- Use only accurate and substantiated claims in any form of marketing, advertising, or word of mouth promotion of the recovery home. [Standard 2]
- Staff must never become involved in residents' personal financial affairs, including lending or borrowing money, or other transactions involving property or services, except that the operator may make agreements with residents with respect to payment of fees. [Standard 2]
- Adherence to both the NARR Code of Ethics and the home's Code of Ethics. Compliance includes an obligation to report unethical practice to the NHCORR Ombudsman or DHHS, if the facility is licensed. [Standard 2]
- Inform applicants of all fees and charges for which they will be responsible and all refund policies, prior to entering into a contract with or accepting funds from the applicant. [Standard 3]

- Inform residents of all payments from third party payers on their behalf. [Standard 3]
- Protect a resident's identity when collecting data, and regularly review data that can lead to quality improvement. [Standard 4]
- Prior to any commitment, provide a prospective resident with the home's orientation packet that must be signed by both the staff member and the prospective resident. [Standard 5]
- Keep all resident records and personal information secure. [Standard 6]
- Maintain resident and community privacy and confidentiality; know and abide by the home's social media policy. [Standard 6]
- Promote resident-driven length of stay. [Standard 7]
- Facilitate peer support interactions among residents. [Standard 8]
- Recognize resident recovery progress and challenges and celebrate resident strengths. [Standard 8]
- Model and teach recovery skills and behaviors. [Standard 9]

- Abide by the home's Code of Conduct. [Standard 9]
- Model genuineness, empathy, respect, support and unconditional positive regard. [Standard 9]
- Keep recovery practices, role modeling, and support at the forefront of all relationships within the home. [Standard 13]
- Adhere to the home's policies and procedures that maintain an alcohol and illicit drug free environment. [Standard 16]
- Adhere to the home's policies and procedures that maintain a safe home [Standard 17] and resident health [Standard 18]
- Be prepared, informed, and trained in emergency procedures and response. [Standard 19]
- Promote meaningful activities. Social model recovery homes encourage and aid residents in finding ways to participation in rewarding activities, both with housemates and within the larger community. [Standard 20]
- Engage residents in recovery planning and development of recovery capital. [Standard 21]
- Educate residents about local community-based resources. [Standard 22]

- Facilitate resident-to-resident peer support by teaching residents to think of themselves as peer supporters for others in recovery and by encouraging residents to practice peer support interactions with other residents. [Standard 23]
- Encourage residents to engage in informal and formal activities, particularly those that recognize transitions and progress in recovery. [Standard 28]
- Connect residents to the local community by directing them to mutual aid meetings, recovery activities, and recovery advocacy opportunities. [Standard 29]
- Encourage residents to find and sustain relationships with one or more recovery mentors or mutual aid sponsors. [Standard 29]
- Link residents to appropriate community resources such as job search, education, family services, health and/or housing programs. [Standard 29]
- Engage in, and encourage residents to engage in, community relations and interactions to promote kinship with other recovery communities and goodwill for recovery services. [Standard 29]
- Encourage residents to sustain relationships inside the residence and with others in the external recovery community. [Standard 29]

- Adhere to the home's Good Neighbor policy and be responsive to neighbor concerns. [Standard 30].
- Inform incoming residents of the home's Good Neighbor policy and practices in new resident orientation. [Standard 30]

Positive Transitions has no employees, never the less those who are in a position of high responsibility must adhere to the former mentioned NARR STANDARDS.

#### **Raymond Negron/Operations Director/Operator**

- Oversight of property to include maintenance and landscaping
- Handle financial decision making and allocation of funds
- Manage accounting for Corporation
- Business Development
- Outreach
- Have a presence on property promoting a cohesive family environment
- Coordinate training for Corporation members
- Research resources to expand corporation
- Weekly Banking Deposits as needed
- Random UDS of Peer Leaders
- **Qualifications:** Business Consultant, managed teams of 20+ in result based operations, accounting and finance background.

#### **Joanna Koszalka/Program Director/ Operator**

- Oversight of household and peer leaders
- Keep open lines of communication with all members and participants at all times
- Manage intake process and paperwork
- Communicate with community referral sources



- Manage all policies and procedures and the implementation of such
- Manage bed chart
- Assist participants in obtaining community resources as needed
- Manage all funding sources
- Facilitate tours and meetings to grow community partners
- Collect payment for weekly fees
- Banking deposits as needed
- Track payment and balances of participants
- Review medication logs and med counts of narcotic medication and participant medication
- Ordering of supplies as needed
- **Qualifications:** Operated Manchester NH Based civic centers for 13 years.

### **House Peer Leader**

- Reports to Operator
- Oversight of daily activities
- Daily walk throughs of house
- Daily checking of chores
- Review and knowledge of participants recovery activities/meeting sheets
- Inventory of house supplies
- Conduct random UA's a minimum of once weekly on all participants and as needed
- Log all UA's appropriately
- Coordinate incoming commitments and recovery events
- Report and discuss any observations or concerns with Operator

**Staff boundaries statement-** The staff at Positive Transitions, will respect all local and federal laws. In addition, staff and volunteers must never become involved in residents' personal financial affairs, including lending and borrowing of money, or other transactions involving property sale or transfer. The staff can assist with payment arrangements involving rental fees, rental assistance, or human service letters for residents to apply for assistance. (Refer to Code Of Conduct for Leadership).

**GRIEVANCE POLICY AND PROCEDURES:** If any resident has any grievance with other house members or Resident Peer Leaders it can be submitted via email or written letter addressed to Operations Director Raymond Negron , email [82Raymond.Negron82@gmail.com](mailto:82Raymond.Negron82@gmail.com). If an individual has a grievance or complaint with the home or staff they cannot resolve within the home or are uncomfortable addressing in the home they can contact the NHCORR office. t: (603) 715-1514  
e: [admin@nhcorr.org](mailto:admin@nhcorr.org) website [NHCORR.org](http://NHCORR.org)

### **Sample Grievance Policy**

WE ENCOURAGE RESIDENTS TO FIRST SEEK RESOLUTION OF ANY DISPUTES WITHIN THE HOME – either with a house manager, senior resident or with the Home Operator.

1) IF YOUR DISPUTE IS WITH ANOTHER RESIDENT: Make a written complaint to the Resident Peer Leader, a senior resident, head of household, or equivalent responsible person.

2) IF YOUR DISPUTE IS WITH A RESIDENT PEER LEADER OR SENIOR RESIDENT/HEAD OF HOUSEHOLD: Make a written complaint to the home's operator or management representative.

3) IF YOUR DISPUTE IS WITH THE OPERATOR OF THE HOME, OR IF YOU FEEL YOUR PRIOR COMPLAINT HAS BEEN IGNORED AT THE RESIDENCE LEVEL, YOU MAY FILE A COMPLAINT WITH:

- NHCORR if the home is NHCORR certified; go to [www.nhcorr.org](http://www.nhcorr.org) for the complaint procedure.
- New Hampshire Department of Health and Human Services if the home is listed on the New Hampshire Recovery Housing Registry; go to <http://nhrecoveryhub.org/images/NH-Recovery-Housing-Complaint-Form.pdf>

### ***Positive Transitions Evacuation Plan***

This emergency evacuation plan and fire prevention plan have been developed for Positive Transitions to comply with Fire Safety Codes. The purpose of this plan is for Positive Transitions residents to understand evacuation routes and protocols.

**Positive Transitions - 16 Pine street Rochester, NH 03867**

- **Director of Operations - Raymond Negron - (603) 851-7907**
- **Rochester Fire Department - (603) 335-7545**
- **Rochester Police - (603) 330-7127**

#### **• IN CASE OF EMERGENCY CALL 911**

Emergency escape procedures and route assignments have been posted in each room of the house; all residents have been trained in the correct procedures to follow.

There will be a fire drill conducted on the second Sunday of every month per house rule.

In the event of a fire alarm activation, residents are to follow safety procedure protocol and evacuation plan procedures, find the nearest exit and make their way outside. Residents will meet up across the street on the sidewalk outside of 17 Pine St.

Before re-entry to the house, the house leader will take a headcount to confirm all residents are present. Only the **Fire Department** or **House Leader** will allow residents to enter into property.

#### **• Shelter in Place/Non-Evac Emergency**

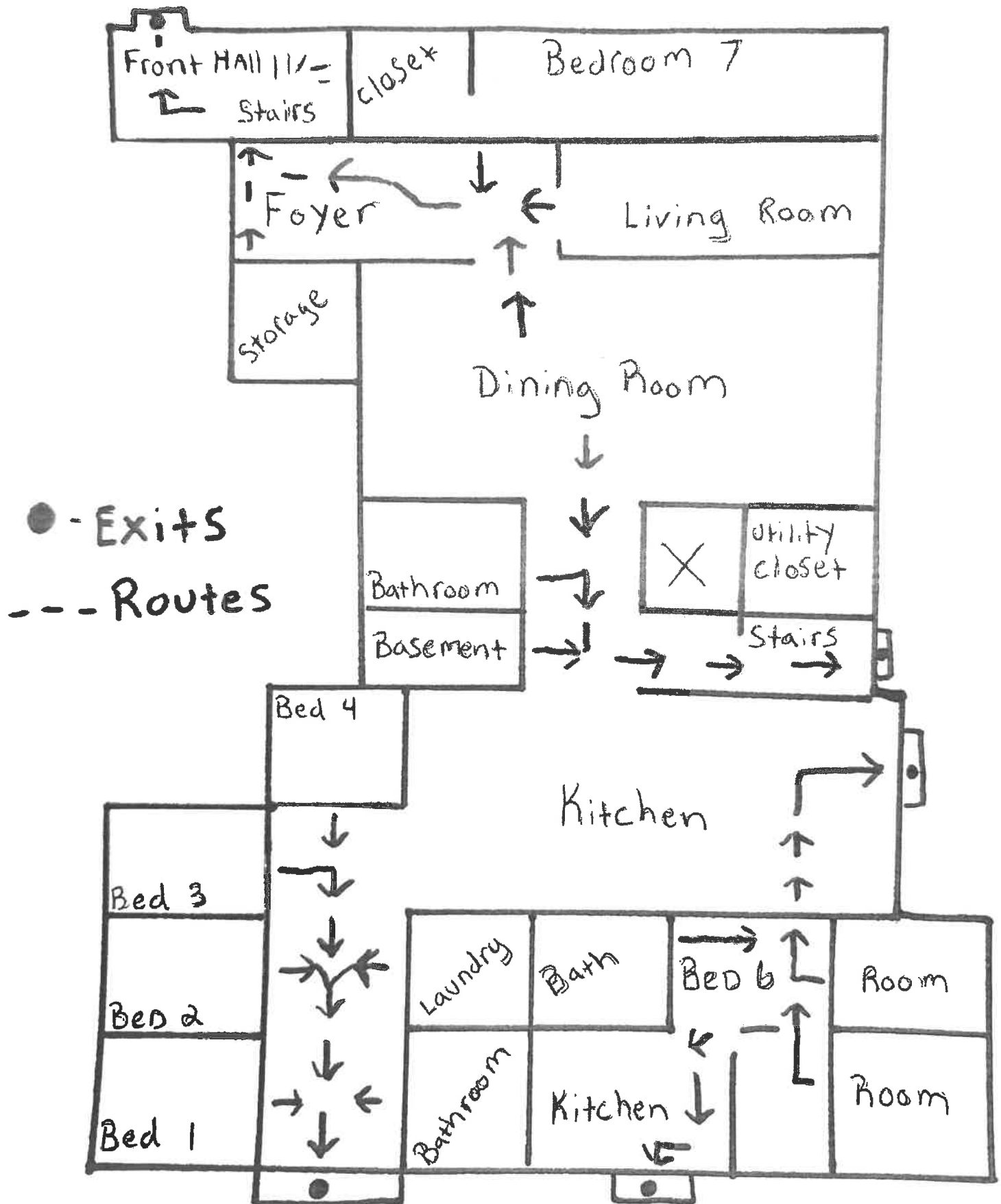
For non-evacuation emergencies Positive Transitions will have a Shelter in Place plan.

In the event there is a medical emergency such as "serious bodily injury/overdose/non-fire drill emergency" residents will be asked to shelter in their rooms until the emergency is situated and house leader ends shelter in place.

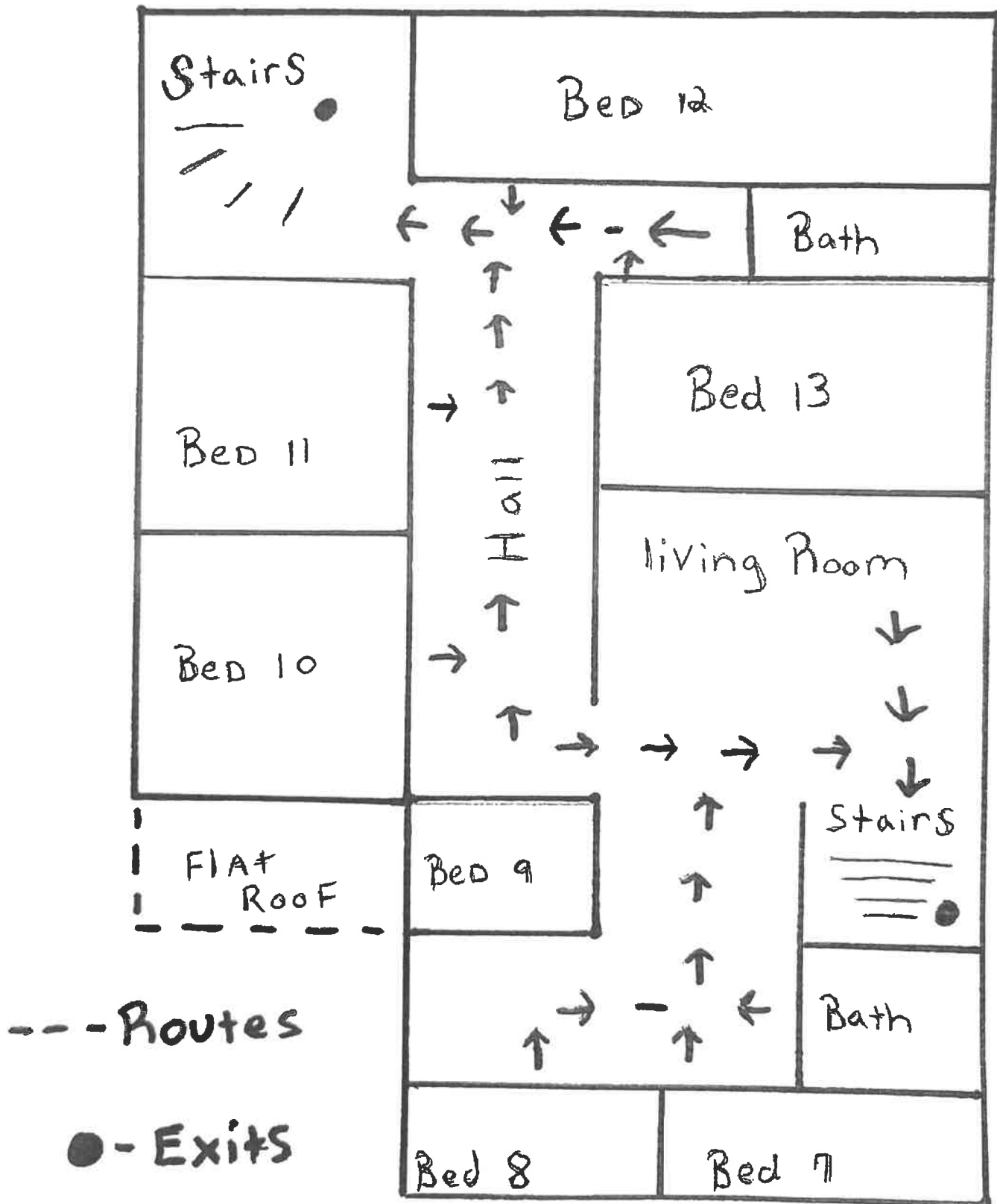
If the non-evacuation emergency is in a resident's room they are going to be asked to shelter in place with another resident.

# Positive Transitions Evac-Plan

15<sup>th</sup> Floor



2nd Floor



# Positive Transitions 16 Pine Street - FIRE Drill Schedule and Log

**Fire Drills:** Once per month/ Second Sunday of Month

Monthly Schedule	Date Conducted	Weather Conditions	Number of Occupants	Evacuation Time	Comments, Notes
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					

Applicant: Positive Transitions, Inc.  
Owner: JOJO K, LLC  
Property: 16 Pine Street  
Parcel: 0121-0119

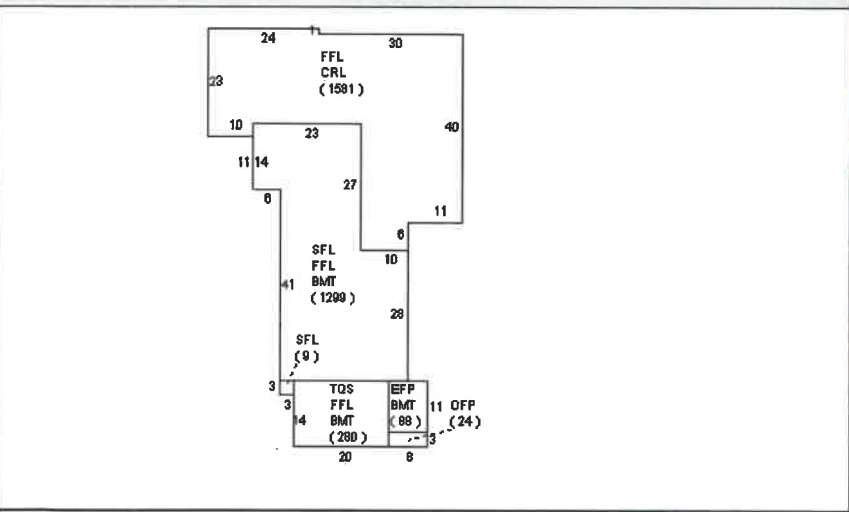
# PROPERTY INFORMATION



# CAI Property Card

Town of Rochester, NH



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 16 PINE ST <b>ACRES:</b> 0.13 <b>PARCEL ID:</b> 0121-0119-0000 <b>LAND USE CODE:</b> 101 <b>CONDO COMPLEX:</b> <b>OWNER:</b> ROCHESTER 16 LLC <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 16 PINE ST ROCHESTER, NH 03867-2219 <b>ZONING:</b> R2 <b>PATRIOT ACCOUNT #:</b> 255	<b>BUILDING STYLE:</b> NEW ENGLAND <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1881 <b>FRAME:</b> WOOD <b>EXTERIOR WALL COVER:</b> VINYL <b>ROOF STYLE:</b> GABLE <b>ROOF COVER:</b> ASPH SHINGLE
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 9/18/2020 <b>BOOK &amp; PAGE:</b> 4813-552 <b>SALE PRICE:</b> \$528,000 <b>SALE DESCRIPTION:</b> Business Aff <b>SELLER:</b> 16 PINE STREET LLC	<b>INTERIOR WALL:</b> AVERAGE <b>FLOOR COVER:</b> AVERAGE <b>HEAT TYPE:</b> FORCED H/W <b>FUEL TYPE:</b> GAS <b>PERCENT A/C:</b> 0 <b># OF ROOMS:</b> 21 <b># OF BEDROOMS:</b> 16 <b># OF FULL BATHS:</b> 4 <b># OF HALF BATHS:</b> 1 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 3 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 8,144 <b>FINISHED BUILDING AREA:</b> 4,678 <b>BASEMENT AREA:</b> 1,667 <b># OF PRINCIPAL BUILDINGS:</b> 1	PHOTO
ASSESSED VALUES	
<b>LAND:</b> 45,600 <b>YARD:</b> 0 <b>BUILDING:</b> 270,400 <b>TOTAL:</b> \$316,000	
SKETCH	
	



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.

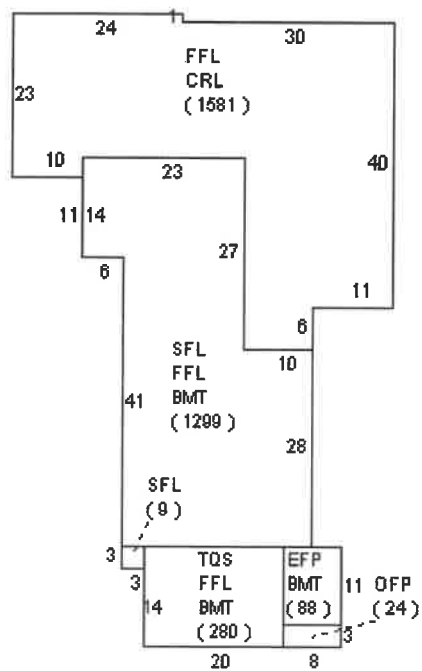
3/15/2022

Property Information - Rochester, NH

Page 1 of 1

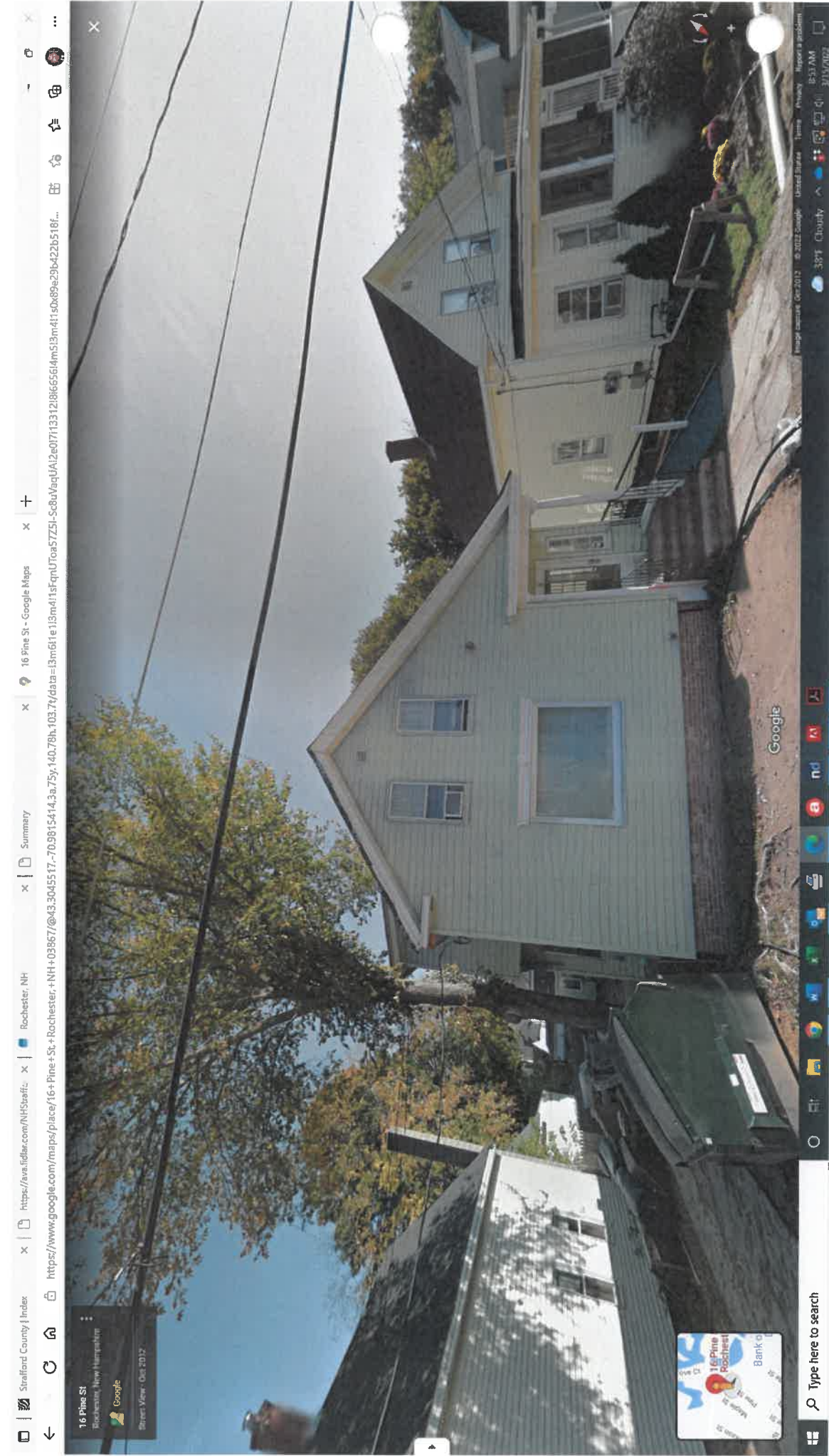
# 16 Pine Street

## Building Sketch







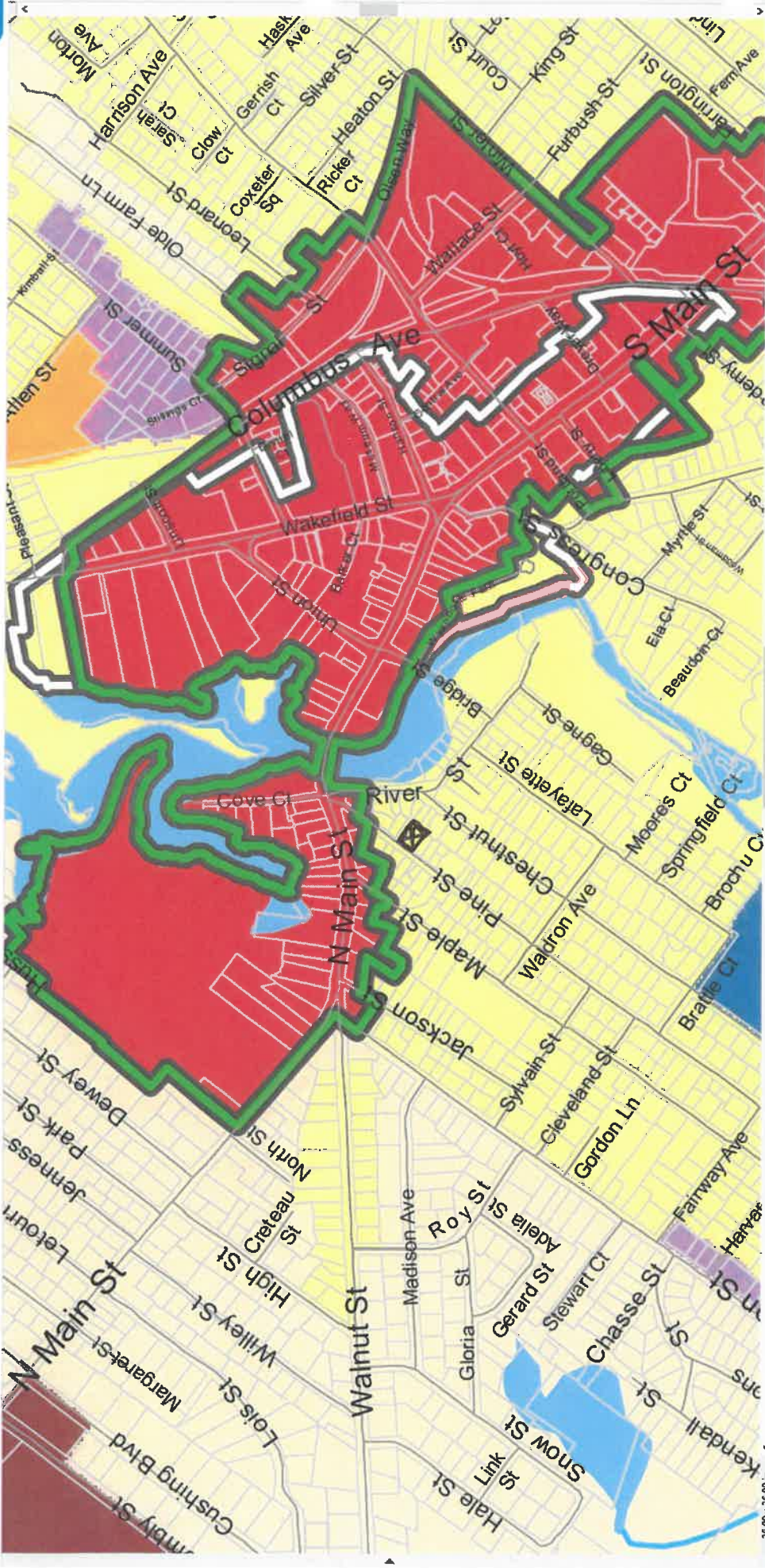












Applicant: Positive Transitions, Inc.  
Owner: JOJO K, LLC  
Property: 16 Pine Street  
Parcel: 0121-0119

# NEIGHBOR LETTERS



To Whom it may concern.

My name is Marty Simon and I have lived at 15 Pine St in Rochester with my girlfriend for 10 years and she has lived here 19 years.

I am writing to you to tell you about our neighbors at 16 Pine St. Over the years we lived here we have had many neighbors at 16 Pine St. As you know it was a boarding house for many years. During that time we had many problems. There was noise at all hours of the day and night. There was open drug use, fights that would end up in the streets. They left their trash in the yard and made it very uncomfortable at times. There were times we wouldn't let our grandkids play outside out of fear for their safety.

We didn't know what to expect when we learned it was going to be a sober house. But in the short time its been open I can say our neighbors at 16 pine st have been some of the best neighbors we have had. There has been no problems whatsoever. Everyone we have met has been very friendly, polite and its been a pleasure to meet the people who live there now.

Before Ray took over the sober house he introduced himself and we exchanged phone numbers and he told me to contact him anytime if I had any questions or concerns.

I look forward to living across the street from the sober house and I truly believe they will continue to be great neighbors and will be an asset to the community.

Please feel free to contact me with any  
question you may have

Thank You  
Mark Simon  
15 Pine Street  
(603) 923-2963

To Whom it may concern

I am writing on behalf of 16 Pine Street, my husband and I have lived here for 16 years and that residence has always been very noisy and lots of trouble, but ever since Ray Negron took over its been very quiet, he introduced himself to everyone and is very friendly. My mother in law lives right next door and has nothing but good things to say about the Place,

Sincerely

Anny & John  
Lemelin

12 Pine ST

February 25, 2022

City of Rochester  
31 Wakefield Street  
Rochester, NH 03867

To Whom It May Concern,

I am a resident of 2 McDuffee Street. I have lived in and around this neighborhood for 20 years. I have one dog, one cat, and one daughter and we love this city. I hope to live here for years to come. I am writing to you to ask that you support Positive Transitions on Pine Street.

Over the course of being a resident in this ward I have seen the beauty of kind neighbors and the community spirit of my neighbors. I have also seen the social issues that exist and plague members of our community. Social issues that I have seen include, substance use disorder, mental health disorder, housing insecurity, and more. These individuals are not all transient/housing insecure. These individuals are often not referred to as residents.

Positive Transitions provides a community structure for men suffering from substance use and mental health disorder. Programs and organizations such as Positive Transitions are what our state, county and Rochester needs. Please support their mission and community.

If you have any questions please feel free to contact me at (603) 534-0896 or [adesrochers6701@gmail.com](mailto:adesrochers6701@gmail.com).

Sincerely,

Ashley L. Desrochers  
2 McDuffee Street  
Rochester, NH 03867

353 Central Ave, Suite 200  
P.O. Box 977 | Dover, NH 03821

**Office** 603-749-5000  
**Fax** 603-749-1838

**Christopher E. Ratté**  
*Attorney at Law*

March 16, 2022

***Via Hand Delivery***

City of Rochester  
Planning and Development Dept.  
31 Wakefield Street  
Rochester, NH 03867

**Re: 16 Pine Street, Rochester  
Application for Variance**

Dear Board of Adjustment Members:

Relevant to the above captioned property, enclosed please find (1) thumb drive containing an electronic copy in PDF format; (1) original; and (10) paper copies of the Application for Variance and supporting documents submitted for Positive Transitions, Inc., by its Director of Operations, Raymond Negron. Additionally enclosed are two checks payable to the City of Rochester: 1) In the amount of \$175.00 representing the Variance Application Fee, and; 2) In the amount of \$ 34.24 representing the certified fee for each abutter and the Applicant at the rate of \$4.28 each.

Please do not hesitate to reach out with any questions you may have.

Very truly yours,



Christopher E. Ratté  
[cratte@shaheengordon.com](mailto:cratte@shaheengordon.com)

CER/glm  
*Enclosures*

cc: Raymond Negron