



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MEETING AGENDA – March 6, 2025

The Hudson Zoning Board of Adjustment will hold a public meeting on **Thursday, March 6, 2025**, at **7:00 PM** in the **Hills Memorial Library building** located at **18 Library St., Hudson, NH.**

There will be an **Attorney-Client Session**, pursuant to **RSA 91-A: 2.I. (b)** (not open to the public) beginning at **6:00 PM**. The regular meeting will begin immediately after the **Attorney-Client Session**.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ATTENDANCE

IV. SEATING OF ALTERNATES

V. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 165-021 (03-06-25) (deferred from 01-09-25):** Brendan and Julie Burke, 343R High St. Hingham, MA request a Variance and reasonable accommodation for 12-14 Gambia St., Hudson, NH. The application is to allow (7) seven unrelated individuals to live together while recovering from substance use. These seven individuals share the entire house, kitchen, bathroom facilities, etc. The use would not be permitted per §334-21, Table of Permitted Principal Uses. [Map 165, Lot 021, Sublot-000; Town Residence (TR); HZO Article V: Permitted Uses; §334-20, Allowed uses provided in tables and §334-21, Table of Permitted Principal Uses.]

VI. OTHER BUSINESS:

VII. ADJOURNMENT:

Chris Sullivan, Zoning Administrator

REMINDER:

**Please bring the
Variance Case Application
Mailed in your
01-09-2025 ZBA Meeting Packet**

**Case 165-021 (01-09-25)
(Deferred to 03-06-25)
12-14 Gambia Street**

**Variance:
(Use & reasonable accommodation)**

**HUDSON ZONING BOARD OF ADJUSTMENT
Variance Decision Work Sheet (Rev 4-17-23)**

On **03/06/2025**, the Zoning Board of Adjustment heard **Case 165-021 (deferred from 01-09-25)**, being a case brought by **Brendan and Julie Burke, 343R High St. Hingham, MA** requesting a **Variance and reasonable accommodation for 12-14 Gambia St., Hudson, NH.** The application is to allow (7) seven unrelated individuals to live together while recovering from substance use. These seven individuals share the entire house, kitchen, bathroom facilities, etc. The use would not be permitted per §334-21, Table of Permitted Principal Uses. [Map 165, Lot 021, Sublot-000; Town Residence (TR); HZO Article V: Permitted Uses; §334-20, Allowed uses provided in tables and §334-21, Table of Permitted Principal Uses.]

After reviewing the petition, hearing all of the evidence, and taking into consideration any personal knowledge of the property in question, the undersigned member of the Zoning Board of Adjustment sitting for this case made the following determination:

Y **N** **1.** Granting of the requested variance will not be contrary to the public interest, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”

Y **N** **2.** The proposed use will observe the spirit of the ordinance, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”

Y **N** **3.** Substantial justice would be done to the property-owner by granting the variance, and the benefits to the property owner are not outweighed by harm to the general public or to other individuals.

Y **N** **4.** The proposed use will not diminish the values of surrounding properties.

(Continue-next page-Hardship Criteria)

**HUDSON ZONING BOARD OF ADJUSTMENT
Variance Decision Work Sheet (Rev 4-17-23)**

(Continued)

Y
N
N/A

5. A. The Applicant established that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. "Unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exist between the general public purposes of the ordinance provision and the specific application of that provision to the property; **and**

(2) The proposed use is a reasonable one.

Y
N

B. Alternatively, if the criteria above (5.A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Member Decision: _____

Signed: _____

Sitting member of the Hudson ZBA

Date

Print name: _____

Stipulations: _____

Goodwyn, Tracy

From: Andrew Tine <outlook_3D1379291EF374F4@outlook.com> on behalf of Andrew Tine <atine@tinelaw.com>
Sent: Friday, January 24, 2025 2:37 PM
To: Sullivan, Christopher
Cc: Goodwyn, Tracy
Subject: 12-14 Gambia - Info for ZBA
Attachments: AffdiavitwithDocstoZBA1-24-25.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

TOWN OF HUDSON
New Hampshire
03051
JAN 24 2025
LAND USE DIVISION
ZONING DEPT.

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Please see the attached.

Thank you,

Andrew J. Tine, Esq.
18 Maple Avenue, #267
Barrington, RI 02806
401-396-9002 tel.

PRIVILEGED AND CONFIDENTIAL

AFFIDAVIT OF MITCHELL CABRAL

1. I am over the age of 18 and make the statements herein based upon my personal knowledge. I have involved in the recovery community for 15+ years. I am a man in recovery myself and have personally managed sober houses for the better part of 3 years and I have been an owner/operator for about 1 year. I have worked in the recovery field at various treatment centers for 3+ years and have developed relationships and knowledge of the process of helping and restoring individuals lives.

2. I am an operations manager for Jeffrey's Place. Jeffrey's Place operates a sober house (a recovery residence) at 12-14 Gambia Street, Hudson, NH.

3. Jeffrey's Place provides safe, structured, accessible housing for individuals in recovery from substance use. Prospective members of Jeffrey's Place complete an intake and interview process prior to becoming part of the community at Jeffrey's Place.

4. All prospective members of Jeffrey's Place review and complete with a manager of Jeffrey's Place intake paperwork which is attached as Exhibit A hereto (25 pages). The intake paperwork provides important information to Jeffrey's Place so that it can determine if the housing applicant is ready to live as a member of a small sober community.

5. Given Jeffrey's Place is only for individuals in recovery from substance use, who qualify as disabled under State and Federal Law, all housing applicants are asked to disclose personal information relevant to their recovery which is important to Jeffrey's Place to determine if the individual is ready for, and a fit for, residential sober housing.

6. The application paperwork and intake process collects information on each housing applicant concerning their substance use history, treatment history, legal history, and health and medical needs to determine the appropriateness of the housing. This information allows Jeffrey's Place, along with an interview of the housing applicant, to determine if the individual is in recovery, in need of sober housing, and ready to live in a small sober community.

7. The "handbook" and rules agreed to by all members of Jeffrey's Place are attached hereto as Exhibit A. Those rules establish the framework for the supportive housing environment which is Jeffrey's Place. The members agree to practice abstinence, participate in drug testing to confirm sobriety, attend house and recovery meetings, and to join with the other members of the house to collectively share and maintain a home.

8. I have personally interacted with all the past and present members of Jeffrey's Place. I personally interviewed all members of Jeffrey's House or reviewed their intake paperwork as part of their admission to the house. There are currently 7 members of the

household at 12-14 Gambia Street. All of the members of Jeffrey's Place provided information to support the fact that they are in recovery from substance use, have a substance use history, have a history of medical treatment for substance use, and are in need of supportive housing for their recovery journey, and are pursuing peer and/or medical support for their recovery. My knowledge of the personal information of, and my personal interaction with, the household members of 12-14 Gambia Street, indicates to me that the members all struggle with major life activities (caring for themselves and family, living independently, and/or working and/or socializing with others) as a result of alcohol and/or drug addiction and/or substance use.

9. The supportive, structured housing made available at 12-14 Gambia Street to individuals in recovery is a needed and important resource, to help transition individuals to their next stage in their recovery journey.

Signed under the pains and penalties of perjury this ²⁴ day of January 2025.

A handwritten signature in black ink, appearing to read 'Mitchell Cabral', written over a horizontal line.

Mitchell Cabral



JEFFERY'S PLACE

Sober House Intake Questionnaire

Confidential and Comprehensive Intake Form

Thank you for your interest in our sober house. To assist in determining whether our home is the right fit for your recovery journey, please complete the following intake questionnaire. All information provided will be kept confidential and will be used solely for the purpose of assessing your suitability for admission to our community.

1. Personal Information

- **Full Name:**

- **Date of Birth:**

- **Emergency Contact Information:**

- **Name:**

- **Relationship to You:**

- **Phone Number:**

- **Alternate Contact Number (if applicable):**

- **Do you currently have a stable address?**

- Yes
- No

If no, please provide any relevant details:

2. Substance Use History

- **What substances have you used in the past?**

- Alcohol
- Cocaine
- Heroin
- Methamphetamine
- Prescription Medications (non-prescribed)
- Marijuana
- Benzodiazepines
- Other (Please specify):

- **How long have you been sober?**

3. Treatment History

- **Have you previously attended any treatment or rehabilitation programs?**

- Yes
- No

If yes, please provide the name of the facility, dates, and type of treatment:

- **Are you currently working with a sponsor or attending recovery meetings?**

- Yes
- No

If yes, please specify the type of meetings (e.g., AA, NA, etc.):

4. Legal History

- **Are you currently on probation or parole?**

Yes

No

If yes, please provide details regarding probation or parole requirements:

- **Are there any legal restrictions or pending legal cases that we should be aware of?**

Yes

No

If yes, please explain:

5. Health and Medical Needs

- **Do you have any physical or mental health conditions that require ongoing care or attention?**

Yes

No

If yes, please specify:

- **Are you currently taking any prescribed medications?**

Yes

No

If yes, please list the medications:

6. Living Situation

- **Why are you seeking admission to this sober house?**

- **What specific goals do you hope to achieve during your stay here?**

7. Employment and Financial Status

- **Are you currently employed or actively seeking employment?**

- Yes
- No

If yes, please provide details of your employment status:

- **Do you have the ability to pay rent and other associated fees?**

- Yes
- No

If no, please explain:

8. Family and Support System

- **Do you have a support system (family, friends, or others) assisting with your recovery?**

- Yes
- No

If yes, please describe your support system:

9. Commitment to Rules and Community

- Are you willing to adhere to the rules of the sober house and actively participate in the community environment?
 - Yes
 - No
- Please provide any additional comments or concerns regarding your commitment to the rules and community living:

10. Triggers and Coping Strategies

- What are your primary triggers (e.g., stress, social situations, environment)?

- What coping strategies or techniques have you used in the past to manage your triggers?

Consent and Acknowledgement

By signing below, you acknowledge that the information provided in this questionnaire is accurate to the best of your knowledge. You also understand that this information will be used to assess your eligibility for admission to our community. All information will remain confidential in accordance with our privacy policies.

Signature:

Date:

Thank you for taking the time to complete this form. We look forward to supporting you in your recovery journey.

Jeffery's Place Sober Living LLC

12 Gambia Street, Hudson, NH 03051

143 Amherst Street, Nashua, NH 03064

Member Rule Book/Handbook



JEFFERY'S PLACE

Member Name: _____

Intake Done By: _____

Date: _____



JEFFERY'S PLACE

OUR MISSION

At Jeffrey's Place, our deliberate mission is deeply rooted in compassion and purpose. We stand as spiritual guides, committed to providing a haven—a residential estate—for those navigating the challenging path of recovery. Our members, often grappling with chemical dependence, find solace within our safe, serene, and supportive environment—one that remains resolutely alcohol and drug free.

OUR PURPOSE

As stewards of healing, we wholeheartedly embrace the *Twelve Steps* and the fellowship of *Alcoholics Anonymous*. Our purpose is clear: to walk alongside our guests, helping them recover from alcoholism and drug addiction. We believe in the transformative power of these practices. Through honest immersion and unwavering commitment, we witness the emergence of spiritual awakenings—ones that liberate the mind from the relentless pull of addiction. We are not mere observers, but individuals who have faced the abyss, found hope, and emerged stronger. Our hearts overflow with a desire to share our recovery experience with you.

OUR VISION

In the quiet corners of our hearts, we envision restoration. Families within our community have carried the weight of this disease; their spirits have been weathered by its brutal effects. Our faith and experience propel us forward. We aspire to deliver the highest quality of care, personalized and cost-effective, to adults in our community. Emotional and behavioral distress, born from alcohol and other drugs, may find solace in our approach. We are not just healers; we are restorers of hope.

Thank you for being part of this journey—a tapestry woven with resilience, compassion, and constant commitment.

Jonathan Goodwin, Director of Operations

Phone: (857)-880-7614

Email: jgbraintree123@gmail.com



JEFFERY'S PLACE

NON-DISCRIMINATION POLICY

At Jeffrey's Place, we are committed to fostering an environment of inclusivity and respect. Our policy stands firm against any form of discrimination based on race, age, color, sex, national origin, physical or mental disability, or religion. We firmly believe that every individual deserves equal treatment and respect.

Here are the key tenets of our non-discrimination policy:

Equal Opportunity: We strive to provide an equal opportunity for all individuals to embark on their journey of recovery, regardless of their personal characteristics.

Harassment and Intimidation: We unequivocally prohibit any form of harassment or intimidation rooted in protected characteristics. This includes abusive, foul, or threatening language or behaviors. At Jeffrey's Place, we foster an environment where everyone feels safe and respected.

Prompt Reporting and Action: Should any incident of discriminatory treatment, harassment or intimidation occur, we encourage immediate reporting to our *Director of Operations*, Jonathan Goodwin. Substantiated cases will be met with swift and decisive action.

Jeffrey's Place remains steadfast in its dedication to upholding these principles. We appreciate your trust in our commitment to an inclusive and respectful environment.

Jonathan Goodwin, Director of Operations

Phone: (857)-880-7614

Email: jgbraintree123@gmail.com



JEFFERY'S PLACE

TERMINATION OF RESIDENCY

At Jeffrey's Place, we recognize that transitions are pivotal moments in one's journey. Whether you choose to conclude your residency voluntarily, or if circumstances require that you be asked to leave, we uphold a transparent and respectful process. Below are the key aspects of our policy.

Clear Communication: When you decide to leave, please provide written notice **two weeks** in advance. This allows you to wrap up any unfinished matters and enables applicants on our waiting list to plan their admission.

Individual Considerations: Decisions regarding residency are made on an individual basis. We always prioritize the safety and well-being of the entire community. If non-compliance with rules or lack of engagement in responsible recovery programs occurs, you may be asked to leave. This is entirely up to the procedural discretion of the *Director of Operations*.

Financial Implications: If you are asked to leave and voluntarily do so, your deposit will be returned after any outstanding balance due the house is offset and paid from your deposit.

Property Safeguarding: Upon departure, we will do our best to safeguard your belongings for 48 hours. Subsequently, they will be placed in storage and may eventually be donated to a local charity.

Schedule Retrieval: To retrieve your belongings, please coordinate with management. Unannounced visits are not allowed, as we want to ensure a smooth process.



JEFFERY'S PLACE

COMMUNITY MEMBER RIGHTS

At Jeffrey's Place, we hold your rights and well-being in the highest regard. As part of our commitment to creating a supportive and respectful community, we ensure that you are aware of your rights. Below are the fundamental rights to be expected.

- 1. Personal Safety:** You have the right to have freedom from physical and psychological abuse. Body cavity searches are strictly prohibited. You maintain control over your bodily appearance. However, please note that on the premises, we may restrict attire or personal decoration that may interfere with community wellness or safety.
- 2. Records:** You have the right to access your financial records. You may access records in the presence of administration or receive payment receipts upon request. If you believe there is incorrect information in your records, you have the right to challenge it. Confidentiality of your records is paramount, and we take measures to secure them.
- 3. Care and Consent:** You can terminate your residency at any time. We provide care on a nondiscriminatory basis and are always sensitive to individual needs, promoting dignity and self-respect. Our commitment extends to maintaining a clean and home-like environment. We believe in transparency. You will receive full disclosure regarding fees charged, including accessing your payment history or any past due balances, whether paid directly by you or a third party.
- 4. Grievance Process:** If you wish to grieve actions or decisions related to your treatment, refer to Jeffrey's Place grievance policy. You have the right to contact the *Department of Health and Human Services* for further assistance at: info@narronline.org, (855) 355-NARR (6277).
- 5. Personal Beliefs and Spirituality:** You are free to practice your religious faith. We respect your choice to live in a facility that aligns with your religious beliefs.
- 6. Screening for Substances:** Drug screens are conducted with the utmost respect for your dignity. If a urine sample is not feasible due to medical reasons, we provide alternative screening methods, such as an oral swab.
- 7. Anti-Discrimination:** Decisions with respect to your residency will be fair and just regardless of your language, cultural background, race, or any other personal traits or beliefs.
- 8. Legal Representation:** You have the right to access legal representation and communicate with your attorney at any time. If necessary, we will provide an interpreter.

Thank you for being part of our community. Your rights are our shared responsibility.



JEFFERY'S PLACE

MEMBER OBLIGATIONS

Attendance at House Meetings: Active participation in scheduled house meetings every Sunday. This will promote open communication and community cohesion.

Participation in Recovery Meetings: Mandatory minimum of four 12-step based meetings a week. In addition to supporting fellow community members and their well-being by attending recovery-focused gatherings.

Maintenance of Personal Space: Every member is required to keep a clean area and pick up after themselves in the common areas. Ensuring cleanliness and order contributes to a clean and healthy lifestyle.

Adherence to Curfew Hours: Respect established curfew times to promote a harmonious living environment. These times are **9 PM Sun-Thurs** and **11 PM Friday and Saturday**. If, for any reason, you are not going to make curfew, you must communicate this and the reasoning with the House Manager or Director of Operations.

Cooperation with Assessments: Willingly participate in any requested analyses or evaluations.

Chores: *You are required to complete your chore every day by 4:15 PM.*

Thank you for your dedication to our community. Your leadership makes a difference.



JEFFERY'S PLACE

GRIEVANCE POLICY AND PROCEDURE

Dear Community Members,

We value your opinions and concerns. Our grievance policy is designed to provide an avenue for free and open expression. Before involving any outside parties, we encourage you to utilize our home's internal grievance procedure.

Grievance Filing Procedure:

1. **House Manager Discussion:** Members should file and discuss their grievances with their house manager.
2. **Manager Resolution or Escalation:** If the manager cannot resolve the grievances or if it involves the manager, escalate to either of the *Operations Managers*.
3. **Final Decision:** When grievances reach the *Operations Manager*, they will make the final decision.
4. **External Reporting:** If you've already used our internal procedures, experience retaliation, or feel uncomfortable reporting internally, submit your grievance via email to: cerification@nhcorr.org, or call (603) 715-1514. NHCORR will respond.
5. **Timely Addressing:** All properly filed grievances will be addressed within 24 hours (unless it is a weekend or a holiday).

Thank you for your cooperation as we strive to maintain a respectful and accountable community.



JEFFERY'S PLACE

RELAPSE POLICY

At Jeffrey's Place, we recognize that the journey to recovery is both courageous and challenging. In the unfortunate event of a relapse, our priority remains the safety and well-being of all parties involved. Below are the steps we follow in the event of a relapse.

1. **Immediate Action:** The house has a zero tolerance policy for alcohol or drug use. We maintain an immediate action policy regarding relapses.
2. **Assistance and Support:** If you experience a relapse, we extend our hand to guide you toward further treatment. Whether it's hospitalization, detox, or another sober home, we are committed to assisting you.
3. **Emergency Response:** In the case of a possible overdose, immediately call emergency services. Administer Narcan if necessary; it can be a lifesaver.
4. **Communication with Authorities:** Our *Director of Operations* will be promptly informed, and we will notify any relevant parties. Transparency is crucial.
5. **Emergency Contact:** We will reach out to your designated emergency contact to ensure they are aware of the situation.
6. **Transportation Arrangements:** We will make every effort to arrange transportation for further treatment. Your well-being remains our priority.
7. **Belongings and Property:** If you leave belongings behind, we will carefully pack and store them. We coordinate with you or your family for pickup. Please note that we will do our best to safeguard your property for **48 hours** unless a plan is in place.

Remember, recovery is a journey—a winding path where setbacks can occur. Our commitment to your well-being remains unwavering.



JEFFERY'S PLACE
MEDICATION POLICY

At Jeffrey's Place, we prioritize your well-being, and our medication policy reflects our commitment to providing a safe and supportive environment. Please review the following guidelines carefully.

Non-Discrimination: We do not discriminate against any medications or treatment paths. All members are treated fairly and respectfully.

Medication-Assisted-Treatment (MAT): MAT is allowed in the house. We permit the use of methadone in specific situations, but only through methadone clinics.

Controlled Medications: If you are prescribed a controlled medication, please provide documentation from the physician who prescribed it to sober housing staff. *Approval is necessary for controlled medications. Controlled medications will be held by house management.*

Possession of Prescriptions: Possessing any prescriptions without proper communication with staff and documentation from a doctor may result in immediate termination.

Storage and Privacy: All medications will be held by house managers, no exceptions. Discussing your medication with other members is strictly prohibited and may result in termination.

Over-the-Counter Medications: Some over-the-counter medications may produce positive results on our urinalysis. Discuss all medications with staff.

Adverse Reactions: Report adverse reactions to medications to your physician immediately. For emergencies, call *Poison Control* at 1-800-222-1222 or **dial 911**.

Med Times:

- 7-8 AM
- 12-1 PM
- 4-5 PM
- 8-11PM

Please sign below to acknowledge your understanding and agreement with our medication policy.

Member's Signature: _____ **Date:** _____

Staff Signature: _____ **Date:** _____



JEFFERY'S PLACE

CODE OF CONDUCT AND ETHICS STATEMENT

At Jeffrey's Place, we stand united in our commitment to fostering a recovery environment that transcends mere walls. Our purpose is clear: to strengthen recovery from addiction, nurture natural leadership, and extend unwavering support to those affected by addiction. Below are the guiding principles that shape our community:

Self-Respect. We honor ourselves, our fellow members, and the community within these walls. Respect begins within.

Respect for Community. We uphold the house and its recovery community through sharing, compassionate leadership, active listening, and a relentless pursuit of understanding.

Dignity for All. Every individual is valued. We treat one another with dignity and respect, recognizing the unique worth of each person.

Stewardship of Belongings. As peers, we respect personal belongings and the surrounding properties. Our actions reflect our commitment to this shared space.

Role Models. We carry the mantle of representation. As members of Jeffrey's Place, we embody the recovery process and serve as role models for one another.

Peer-Run Community. While some among us may be professionals in their daily lives, we operate as a peer-run community. We are not therapists or counselors, but compassionate companions on this journey.

Safety First. Safety is paramount. We prioritize the well-being of all members.

Zero-Tolerance. Weapons, drugs, and alcohol have no place within these premises.

Smoke-Free Zone. Smoking is strictly prohibited on the premises.

Age Limit. Individuals under 18 years of age are not permitted to reside at Jeffrey's Place.

Compassion and Encouragement. We extend compassion and support to addicts and alcoholics, encouraging their commitment to recovery.

Conflict Resolution. We seek resolution through respectful dialogue. Profanity, gossip, fighting, and divisiveness have no place here.

Care and Compassion. Each member of our recovery community deserves care and compassion. We treat others as we wish to be treated.

Inclusivity. Our welcome is all-encompassing. We strive to ensure everyone feels embraced and comfortable.



JEFFERY'S PLACE

CODE OF CONDUCT AND ETHICS STATEMENT

Shared Leadership. Leadership is a collective responsibility. We offer support through active listening and sharing our own experiences.

Sharing Life Experiences. We recognize the power of shared experiences. By opening our hearts and sharing our own journeys, we offer support to those working toward recovery. We extend a warm welcome to those who may be struggling, knowing that compassion and understanding can light the way.

Autonomy and Choices. Members have the right to make their own decisions and choices. We respect autonomy, allowing everyone to navigate their unique path. Empowerment lies in honoring personal agency.

Diverse Paths to Recovery. Recovery is not a one-size-fits-all journey. We celebrate the richness of diverse approaches. There is no single model; instead, we embrace the myriad of paths that lead toward healing.

Meeting People Where They Are. Compassion knows no fixed destination. We strive to meet each person exactly where they are on their recovery journey. Whether it's a step forward or a moment of struggle, we stand together.

Honoring Different Perspectives. Our collective wisdom is woven from varied life experiences. We honor each other's unique understanding of what recovery means. In this tapestry of perspectives, we find strength.

Embracing Differences. Within these walls, we celebrate diversity. Religion, beliefs, nationality, race, ethnicity, culture, age, and gender—all are threads that enrich community. We weave acceptance into our very fabric.



JEFFERY'S PLACE

HOUSE RULES AND MEMBER AGREEMENT

1. **Drug or Alcohol Use:** We maintain a strict immediate action policy regarding drug or alcohol within our premises.
2. **Overnight Stays:** Members must request permission from management at least 24 hours in advance for overnight stays. Eligibility for overnight stays begins after the first month of residency.
3. **Curfew:** A curfew of 11:00 PM is in effect over the weekend nights and 9:00 PM during the weekdays.
4. **Initial Restriction:** New members will be held to a two week initial restriction.
5. **Sponsorship:** Members must have an approved sponsor. Regular meetings with sponsors are mandatory.
6. **Attendance Requirements:** Mandatory house meetings are held weekly every Sunday. Members *must* attend a minimum of **four** outside meetings per week. Joining a home group within 30 days of arrival is encouraged.
7. **Drug Testing:** Regular urinalysis/drug screening will be conducted.
8. **Community Involvement:** members are expected to actively seek employment or volunteer opportunities within the community.
9. **Chores and Personal Space:** Assigned chores must be completed by 4:15 PM daily. Maintain cleanliness in your personal space, including making your bed daily.
10. **Family Visits:** Family members are welcome in common areas and outside.
11. **Gender-Specific Policy:** No members of the opposite sex are allowed in the house. No romantic relationships between members.
12. **Smoking and Vaping:** Smoking and vaping are strictly prohibited inside the house. Please use designated outdoor smoking areas.
13. **Rent Payment:** Member rent *must* be paid on time as established upon admission.
14. **Property Search:** Management reserves the right to search personal property, including vehicles, rooms, and persons at any time during residency. Management will request permission of the member to conduct a search of their personal property.
15. **Property Responsibility:** We are not responsible for losses or theft of personal property. Regarding items left behind after a members' departure, we will do our best to safeguard for **48 hours**.
16. **Medication Guidelines:** All medication must be approved by management and taken as instructed by your physician (MD).

By signing below, you acknowledge that you have read and understand these guidelines. You agree to abide by them throughout your stay. If any area remains unclear, you are encouraged to ask questions at any time. Our commitment to addressing your concerns remains constant during residency.

Member Signature: _____

Date: _____

Staff Signature: _____

Date: _____



JEFFERY'S PLACE

NEIGHORLY CONDUCT AND HOUSE RULES

As members of our community, we have a responsibility to be good neighbors. Let us leave a positive impression on our neighborhood and its occupants by adhering to the following guidelines:

Neighbor Interaction: Freely provide neighbors with the manager's contact information upon request. Refer any questions or concerns from neighbors to the *Director of Operations* or House Manager. Interact with kindness, respect, and integrity.

Prohibited Behaviors: No smoking within the premises. No loitering. No use of lewd or offensive language. Maintain cleanliness of the property.

Neighborly Quietude Policy: Quiet time is from 9:00 PM to 8:00 AM. We observe quiet time in the house. During this period, avoid playing loud music, refrain from activities that disturb others' sleep schedules, respect fellow members who have different work schedules and need rest, and be responsive when asked to keep noise levels down.

Member Parking: Park only in the driveway in your assigned spots. No on-street parking.

Thank you for contributing to a harmonious living environment. Let's be good neighbors and uphold the spirit of community.

Member Signature: _____

Date: _____

Staff Signature: _____

Date: _____



JEFFERY'S PLACE
PROCEDURAL DISCRETION

Note: Any procedures/rules/guidelines enforced are at the discretion of housing staff. This includes urinalysis/breathalyzer procedures, property and personal searches, behavior contracts, transfer to other houses, adjusted level of care, discharges, etc.

Member: _____

Staff: _____

I, _____, have read and agreed to all the terms here within. I understand that any violation of the rules or policies of housing may result in being terminated from the program.

Member Signature: _____ **Date:** _____

Staff Signature: _____ **Date:** _____



JEFFERY'S PLACE

RENTAL AGREEMENT

Rent is due at 4 PM on Friday of each week. Personal checks are not accepted. Jeffrey's Place Sober Living rental rates are outlined in this section.

- *Rental obligation of \$225.00/week_____*
- *By signing and initialing this document you are agreeing to pay \$225 a week, this payment includes basic housing supplies, electricity, gas, water and internet. Any missed payments will be accumulated and accounted for and are expected to be paid in full.*
- *You are agreeing to reside in a community, which is a shared living arrangement for individuals in recovery from substance use. You will be assigned personal space – a bedroom and bed - but you will have access to and use of all the common areas.*
- *You are joining a group home to live in a structured relationship constituting an organized housekeeping unit. Failure to follow the rules of the group home will result in the member leaving voluntarily, without court process. The members acknowledge that the group home is exempt from RSA chapter 540-A.*
- *By signing below you agree to the rules and guidelines provided to you by Jeffrey's Place.*

Member's Signature: _____

Date: _____

Staff Signature: _____

Date: _____



JEFFERY'S PLACE
BEHAVIORAL INFRACTION PROCESS

Jeffrey's Place Sober Living, LLC

12 Gambia Street, Hudson, NH 03051

143 Amherst Street, Nashua, NH 03064

Any violation of Jeffrey's Place Sober Living including, but not limited to, all housing policies listed and agreed upon within the Jeffrey's Place Sober Living intake handbook(s) will result in the following disciplinary actions:

- Verbal Warning 1 = House restriction for the next **seven days**
- Written Warning = House restriction for **two weeks** and **no phone overnight**.
- Final Warning = Behavioral Contract
- Discharge from Housing

Upon receiving an initial written warning, members will be provided with a copy of the Jeffrey's Place Sober Living intake handbook. With each disciplinary action, clients must sign a copy of the infraction form of which they will receive a copy. Failure to sign the infraction form will result in an increase in infraction level and discipline (WW-1, 1-2, 2-3) or potential discharge.



JEFFERY'S PLACE
MEMBER INFRACTION

Jeffrey's Place Sober Living, LLC

12 Gambia Street, Hudson, NH 03051

143 Amherst Street, Nashua, NH 03064

Date: _____

Member's Name: _____

Member's Signature: _____

Staff Name: _____

Staff Signature: _____

Nature & Number of Infraction: _____

ABUTTER
EMAIL COMMENTS

Sullivan, Christopher

From: Brian Cabral <brianc@slchassesteelfab.com>
Sent: Thursday, January 9, 2025 3:56 PM
To: Sullivan, Christopher
Subject: ZBA Meeting tonight.

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Chris,

I will certainly try to attend tonight's meeting regarding the Gambia Street variance. As much as I want to attend to oppose, there is a chance I will be unable due to an un-planned appointment.

Please allow me to disclose that I am 100% against granting a variance of any kind to operate a business (though they are not claiming to be one) in our very small residential neighborhood. The owner moved in under the "beg for forgiveness premise". This is nothing that should be rewarded. Add to the fact that this "sober" home will seriously impact the integrity of the current neighborhood. Thank you for taking the time to read this and consider my very strong opinion.

Kindest regards,

1

TOWN OF HUDSON
New Hampshire
03051

JAN 10 2025
LAND USE DIVISION
ZONING DEPT.

Brian Cabral
8 Gambia Street
Project Manager
SL Chasse Steel
8 Christine Drive
Hudson, NH 03051
(Ph) 603-886-3436 Ext. 319
(Cell) 603-401-3810
(Fax) 603-881-9953
www.slchassesteelfab.com



AISC
CERTIFIED
FABRICATOR
& ERECTOR

Chasse Crane Services, LLC
(Ph) 603-821-5465
(Fax) 603-821-3873
www.chassecrane.com

CASE# 165-021

TOWN OF HUDSON
New Hampshire
03051

Sullivan, Christopher

From: Derek Horne <dhorne@millyardbank.com>
Sent: Thursday, January 23, 2025 10:19 AM
To: Sullivan, Christopher
Subject: RE: Gambia Street Sober Living Facility

JAN 23 2025
LAND USE DIVISION
ZONING DEPT.

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

I live at 9 Gambia. ✓



Derek Horne
VP, Business Banking Manager
Direct – (603) 709-4652

1



dhorne@millyardbank.com
millyardbank.com



From: Sullivan, Christopher <csullivan@hudsonnh.gov>
Sent: Thursday, January 23, 2025 10:18 AM
To: Derek Horne <dhorne@millyardbank.com>
Subject: RE: Gambia Street Sober Living Facility

2

What address are you at?

CASE 165-021

From: Derek Horne <dhorne@millyardbank.com>
Sent: Thursday, January 23, 2025 10:16 AM
To: Sullivan, Christopher <csullivan@hudsonnh.gov>
Subject: RE: Gambia Street Sober Living Facility

01 GAMBIA

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good Morning Chris,

Just reaching out to make you and the Town Zoning Board aware that last night, 1/22/25 (around 10:15pm) there were numerous Hudson Police cruisers at the address of the sober living facility.

Thank you for your time.

3



Derek Horne
VP, Business Banking Manager
Direct - (603) 709-4652
dhorne@millyardbank.com
millyardbank.com



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