



Date: March 2, 2021

Subject: Stepping Stones Farm & Event Center Presentation

Thank you for all the hard work that you have been doing on behalf of Stepping Stones Farm and Event Center. I genuinely appreciate the collaborative spirit in which everyone is joining so that we can get the right outcome for both Temple and the farm.

Let me begin by saying that my son Alec is on the call this evening. He has worked hard with our team to come up with solutions and parameters to meet the requirements.

We have also been diligent to do our part in helping to make this process go smoothly and to fulfill all requirements. As you know, I wrote an email to Chris Drescher before the meeting last Wednesday evening February 24th. If anyone on the call has not seen this email, let me know and I will send it to you. The intent of my letter was to give him the background of the farm over the last 5 decades. I hope I conveyed our sincere willingness to work together to honor the process of correctly permitting the farm. I understand that you will update us on the results of this meeting with Mr. Drescher.

While I was waiting for the results of his findings to determine the best way forward, here are some of the things that we have done to address the concerns brought forward by some of our Abutters.

1. We believe we have identified the appropriate Dark Sky Lighting for the parking area in front of the Lodge. Bill Ezell has looked at the recommended lights and said that they will provide sufficient lighting for the safety of our guests while fulfilling the Dark Sky Ordinance of Temple;
2. Bill also said that, as an Abutter, he has to recuse himself from serving on the Select Board. He offered to assist me through the recommended process of permitting in addition to finalizing the lighting. We will begin by finalizing the lighting asap and send the final selections to the appropriate board(s);



3. Alec and Arlene MacMartin, Abutters on the north and east side of the farm, and I also had a lengthy conversation about Temple's Noise Ordinance. During our phone call, we agreed that we would have another planning session about the parameters of events that we plan to host at the farm with a special emphasis on the Sound Ordinance in Temple. A Zoom call has been set up for noon on Friday March 5<sup>th</sup> with Alec, Arlene, my two sons and myself. At that meeting, we will bring a prepared list of things that we think we need to have to operate safe and successful events at the farm. We will go over each item individually to define and further detail our plans. We then will send these ideas to the other Abutters including the Ezells, the Russells and Randy Martin. We will invite further suggestions or discussion with them to satisfy their concerns.
4. We also are working to create an outline of what kinds of events we are planning/hoping to offer on the property. This 'menu' of services will be sent to all three Temple boards and Abutters by March 8<sup>th</sup>. Again, we will invite input. **Note: added after the meeting but to be included in the Minutes. This will not take place by March 8<sup>th</sup> to allow for meeting with the Select board and filing the appropriate paperwork for that meeting.**
5. If the Abutters would like to come for a tour of the farm and a presentation of what we hope/plan to do on the property, we would be more than happy to host such a visit at their convenience.
6. We are also eager to reintroduce some horses to the property this spring. In addition we will also have a flock of laying hens and miniature goats. We are speaking with members of the Temple Wilton Community Farm about having them help us to reclaim two back fields and possibly pasturing some beef cows for them. They would also help us with an herb garden, a salad garden and to bring back our flower gardens this spring and summer. Finally, Brian Kullgren will once hay the front field and work to reclaim the back field, both of which can be seen from the road. This work will begin as soon as the ground dries out so that fertilizer can be applied. We will then use these fields for pasture for our horses.

As I hope this progress demonstrates, we are more than eager to cooperate to achieve the appropriate permitting and abide by existing ordinances.

We do have a simple request to ask of you. We would like a step by step outline of what we need to do to accomplish this process. Additionally, we ask that you let us know who we should work with and in what time frame. Once we have this set of marching orders, we will promptly and conscientiously do our part to meet your requirements.

With all respect and appreciation for your diligence. Sincerely, Boo Martin

**To the best of my understanding, here is the path recommended that I take moving forward:**

1. **Call George Willard to get on the March 8<sup>th</sup> Select Board Agenda for March 8<sup>th</sup>.**



2. Call John Kieley to discuss filing an Application with the ZBA for a Special Exception for Lot #915..
3. Prepare a Building Permit Application for a request for a change of use for Lot 914 to March 8th Select Board Meeting.
4. Once the Building Permit Application has been granted, the process then is to go in front of the ZBA with the application. At that time, the Abutters are invited to a meeting to add their comments.
5. When (and if) the ZBA grants permission for a Special Exception for Lot 915 and the Select Board has granted a Change of use for Lot 914, then we go back for a Site Plan Review with the Planning Board.
6. Hopefully, this process will be thorough but expedited, having started in February of 2020.

Please let me know if I am not accurate in how this process unfolds so that we can get to work.

Thankfully and respectfully, Boo Martin

