

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised June 2019

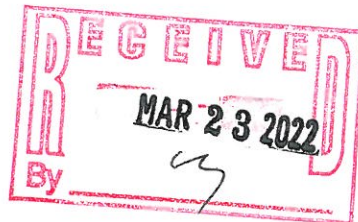
423 Route 45
PO Box 191
Temple, N.H. 03084

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION

(Please read carefully)

For an application to be scheduled with the Zoning Board of Adjustment (ZBA), you shall submit the following items to the Temple Town Office:

1. Completed and signed ZBA General Application Form. The application will not be placed on the ZBA agenda unless all required signatures are on the application.
2. A specific Application Form for the type of application you are making:
 - a. Special Exception
 - b. Variance
 - c. Appeal of Administrative Decision
 - d. Equitable Waiver of Dimensional Requirements
3. Other information to provide (if applicable):
 - (a) Two (2) copies of a plot plan of the lot as shown on the Town Tax Map which shows the existing and proposed improvements, drawn to scale, along with existing and proposed setback distances.
 - (b) Pictures or construction plans showing all sides of the structure to which any improvements are proposed to be made.
 - (c) Any wetlands or aquifers shall be identified by a wetlands scientist for reference by the Conservation Commission. You shall meet with the Conservation Commission to discuss the proposal and receive a written report that will be forwarded to the ZBA prior to the FINAL public hearing.
4. Mailing Labels. Prepare mailing labels for all abutting property owners (as defined by RSA 672:3), licensed professionals on plan, owners, and applicants. See Attachment 1 for detailed requirements.
5. The required fees. See fee schedule in Attachment 2.
6. The completed Authorization to enter your property form included in Attachment 3.



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Type of Application:

(check all that apply)

- Special Exception
 Variance
 Appeal of Administrative Decision
 Equitable Waiver of Dimensional Requirement

2. Applicant:

Name(s): Marc & Kimberly Petit

Address: 173 General Miller Hwy

City: Temple State: NH Zip: 03084 Phone: 603-913-7211

Email: kmpenterprise@comcast.net

3. Property Owner(s):

Name(s): Marc & Kimberly Petit

Address: 173 General Miller Hwy

City: Temple State: NH Zip: 03084 Phone: 603-913-7211

Email: kmpenterprise@comcast.net

4. Primary Contact:

Name(s) Kimberly Petit

Phone: 603-913-7211, 603-595-2878

Email: kmpenterprise@comcast.net, dewzen@comcast.net

Applicant Owner Attorney Surveyor/Engineer

5. Project Name: Dewzen LLC

Street Address: 173 General Miller Hwy Temple NH 03084

Tax Map: 6A Lot: 6-3

Acreage: 2

6. Zoning District(s)

(check all that apply):

- Village and Historic Preservation
 Rural Residential and Agricultural
 Mountain

7. Request

Please explain what you are seeking from the ZBA.

Continuation of special exception zoning for 173 General Miller Hwy Temple NH

03084 for purposes of using existing 36' x 60' heated garage for CNC machine Shop.

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PLEASE FILL OUT THE APPLICABLE APPLICATION FOR THE TYPE OF REQUEST YOU ARE MAKING

i.e. Special Exception, Variance, Appeal from an Administrative Decision or Equitable Waiver of Dimensional Requirements.

Notes:

- (1) In addition to the information requested in this application, the Temple ZBA may request any additional information it deems necessary to make a decision regarding your application.
- (2) Please feel free to attach any additional information to this application that you feel would be helpful to the ZBA.
- (3) As the applicant, it is your responsibility to provide evidence that you meet each of the requirements for the type of decision you are requesting. You may want to consult an attorney or other professionals as you prepare your application.

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Attachment 1

Mailing Label Requirements

You must submit 2 sets of mailing labels with the current mailing addresses of:

- a. The applicant,
- b. The property owner or owners, if different from the applicant,
- c. Every person who owns property which touches any lot involved in the application (even at a corner) or is directly or diagonally across a road or stream, and
- d. The holders of any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application.

Those persons in category (c) are known as “abutters.” It is your responsibility to provide accurate mailing labels including all abutters. Any ZBA decision made without notice to all of the abutters may be invalid. Any abutter without proper notice may be able to have the decision overturned.

Preparing a list of Abutters for the labels

- a. Find the lots you are interested in and the abutting lots from the tax maps at the Town Office or on the Town website.
- b. Get the current mailing address for the owners of each abutting lot maps at the Town Office or on the Town website.
- c. Check whether there are any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application. Make sure that you get the correct mailing address for the entity that holds such restriction. It may be a conservation group, a homeowners’ association, or the Town of Temple.
- d. If a lot is held under collective ownership by an association, “abutter” means the officers of the association.
- e. Note: The Town of Temple only has information on properties within Temple. If the lot under consideration abuts an adjoining town, you will need to go to that town for abutter information.

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Attachment 2

Zoning Board of Adjustment Application Fee

A fee will be charged sufficient to cover the ZBA's administrative fee, the mailing of legally-required notices and placing a notice in the local paper. The ZBA is authorized to select and retain outside technical, investigative, or legal assistance when the ZBA deems such assistance to be necessary to properly evaluate any application and the ZBA may charge those expenses to the applicant.

1. Application fee:		\$ 150.00
2. Required notices: \$ <u>7</u> x <u>7.33</u> *		\$ <u>51.31</u>
3. Newspaper notice: **		\$ <u>75.00</u>
4. Professionals retained by the ZBA: ***		\$ _____
5. Total Application Fee		\$ _____

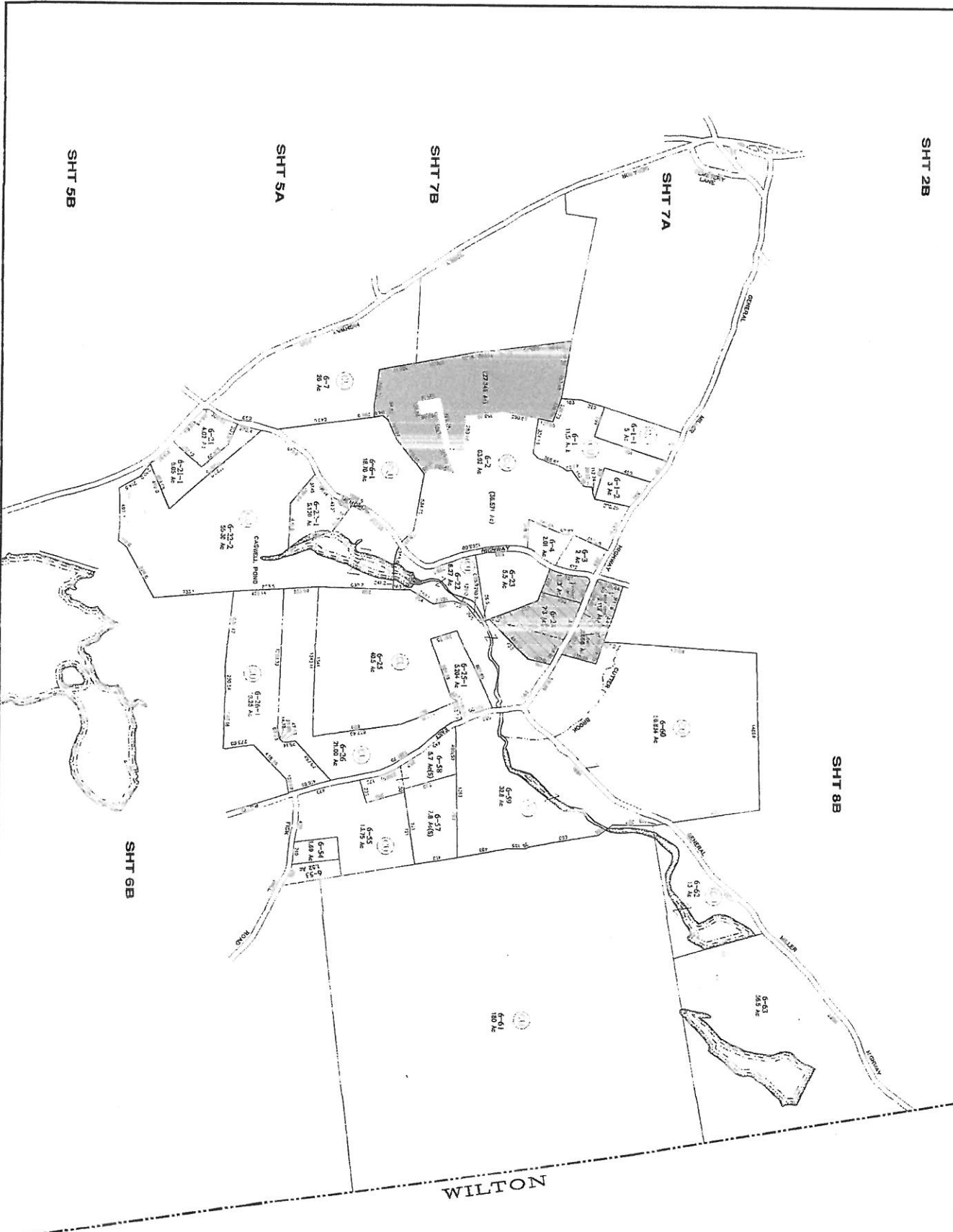
Notes to above:

* Actual cost times number of notices

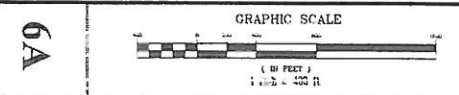
** Actual cost

*** To be assessed by ZBA

To find out about specific fees, or to get answers to questions, contact the Town Office at 878-2536.



- LEGEND**
- (○) CURRENT USE
 - (□) PURCHASED ENCUMBRANCES
 - (△) VOLUNTARY ENCUMBRANCES
 - (S) SCALED
 - (D) DEED
 - (P) PART OF ORIGINAL LOT



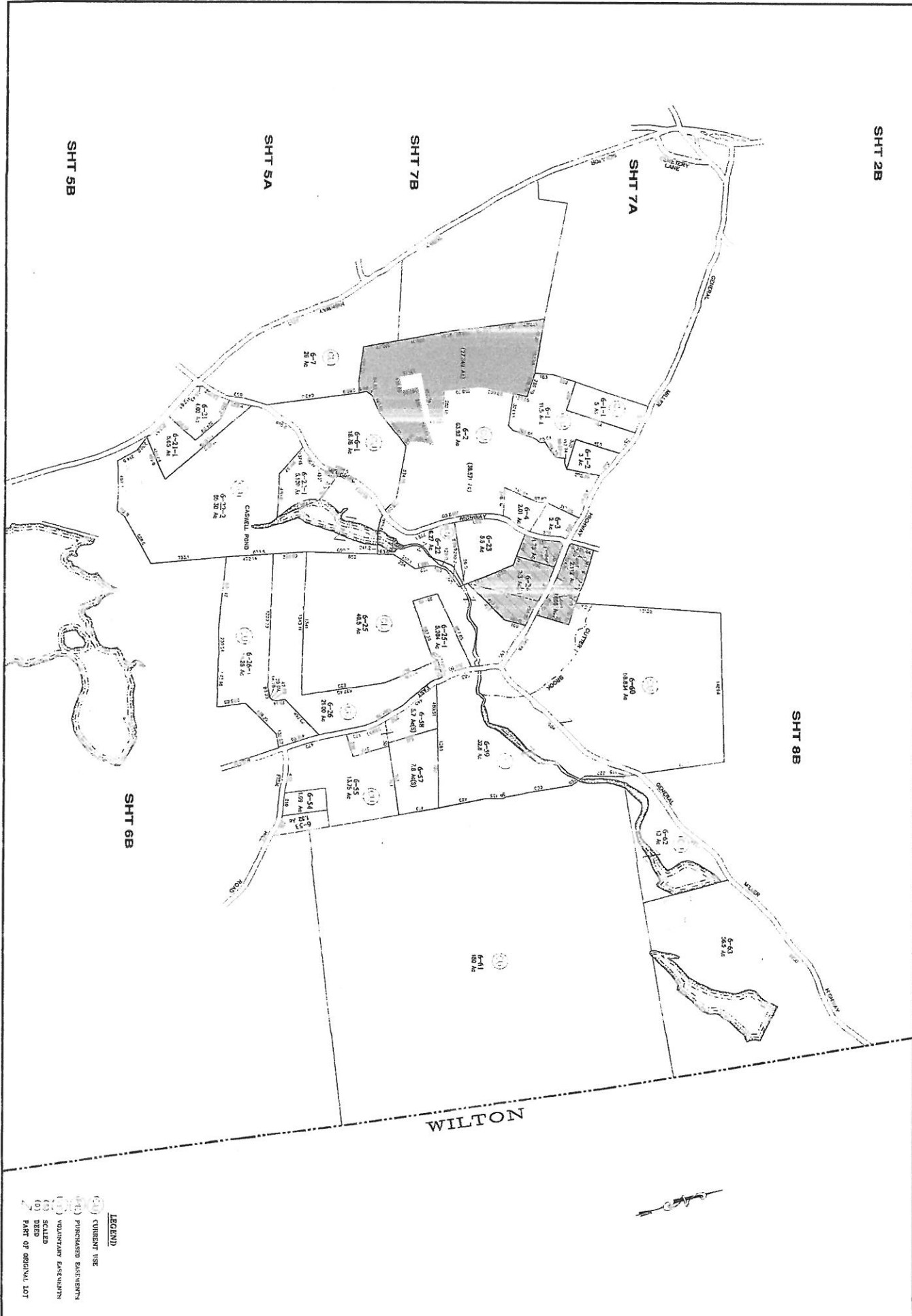
PROPERTY MAP
TEMPLE
NEW HAMPSHIRE

The data on this map has been compiled from a variety of sources granted voluntarily by private owners and official sources and is not to be considered legal notation of property boundary lines. The **NOB OF TEMPLE** assumes no responsibility for the accuracy of individual parcels.

Prepared by
DOLLARD ASSOCIATES
 79 DOLLARD ROAD
 RICHMOND, NH 03304
 (603) 465-2577

Date of original file
 Date of latest rev. May 16, 2023

Plotter: **ESRI** Drawn & Digitized By:
 Scale: 1"=200' **ESRI Technologies**



SHT 5B

SHT 5A

SHT 7B

SHT 7A

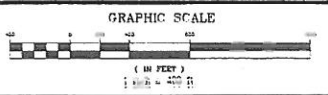
SHT 2B

SHT 8B

SHT 6B

WILTON

- LEGEND**
- (C) CURRENT USE
 - (P) PURCHASED EASEMENTS
 - (V) VOLUNTARY EASEMENTS
 - (S) SCALED
 - (B) BIRD
 - (L) PART OF ORIGINAL LOT



PROPERTY MAP
TEMPLE
 NEW HAMPSHIRE

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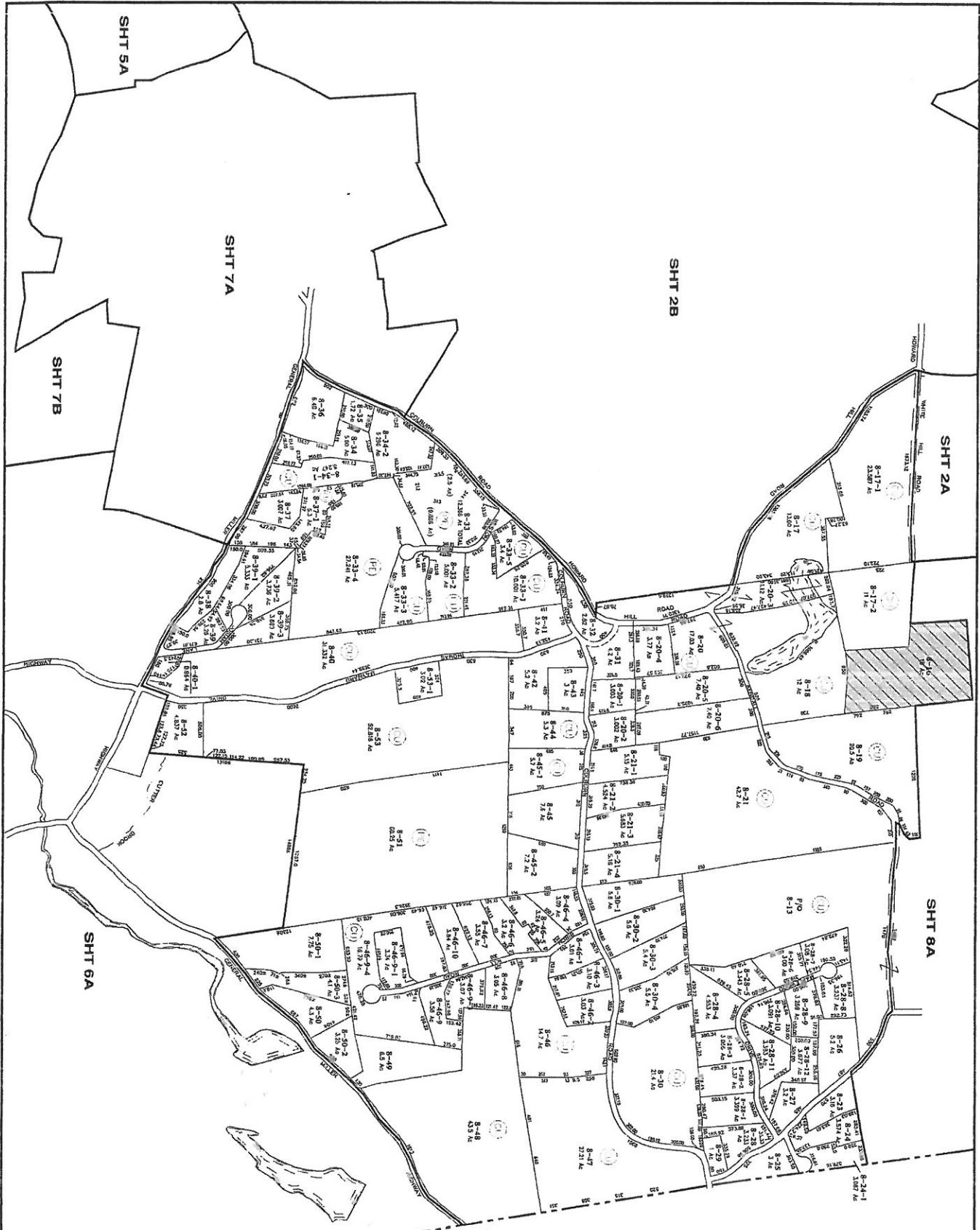
Prepared by
DOLLARD ASSOCIATES
 75 DOLLARD ROAD
 ALTON, NH 03025-2105
 (603) 431-6123

Date of latest rev. May 10, 2017

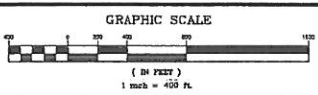
File: 61765.dwg
 Scale: 1"=400'

Revised & Digitized by:
 L&L Technology

6A



- LEGEND**
- (1) COMMENT SHEET
 - (2) PURCHASED EXISTENCES
 - (3) POUNDATORY ASSIGNMENTS
 - (4) SCALED
 - (5) DEED
 - (6) PART OF ORIGINAL LOT

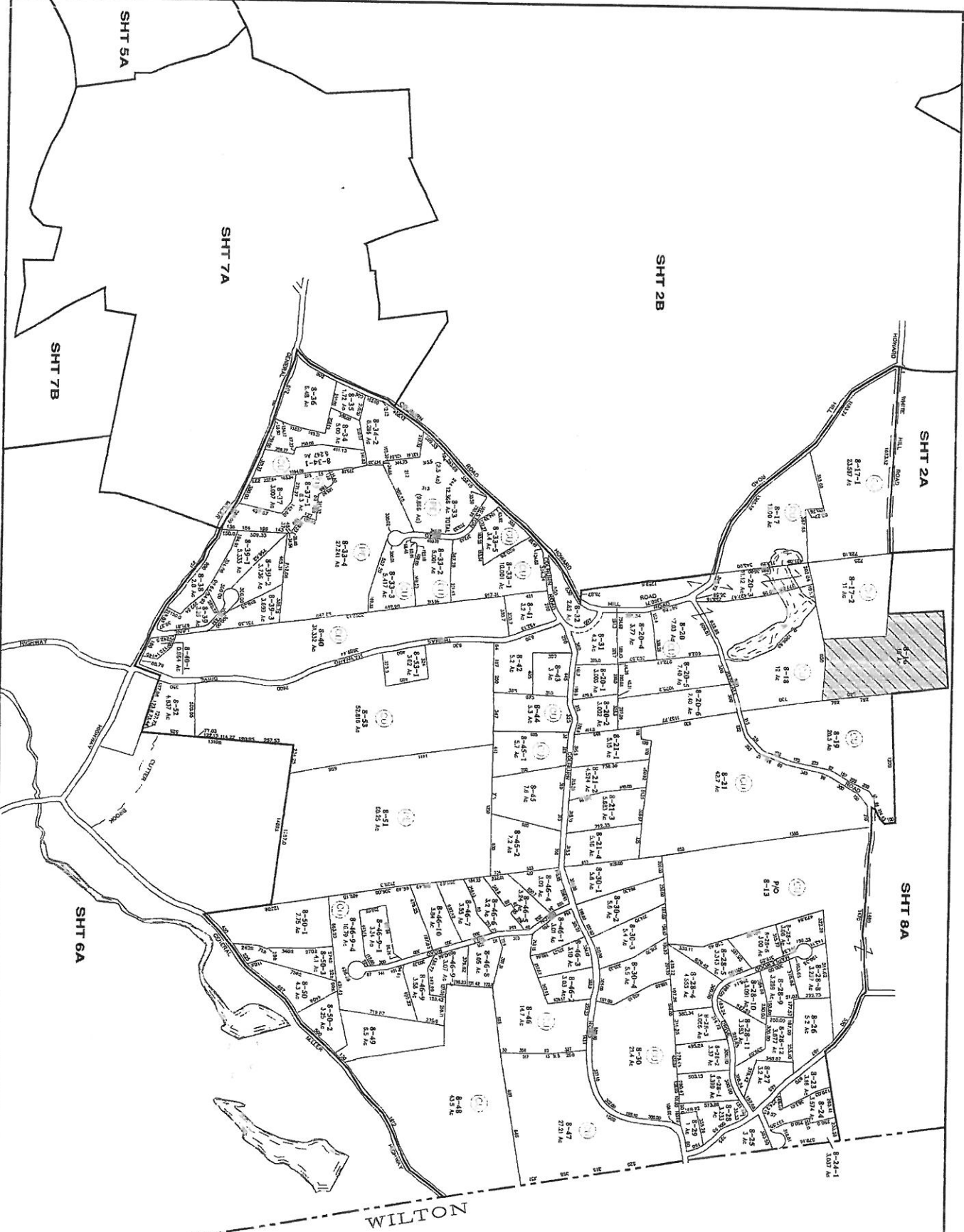


PROPERTY MAP
TEMPLE
NEW HAMPSHIRE

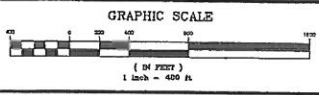
The data on this map has been compiled from a variety of sources created voluntarily by private owners and official sources and is not to be considered legal location of property boundary lines. The TOWN OF TEMPLE assumes no responsibility for the accuracy of individual parcels.

Prepared by DOLLARD ASSOCIATES		77 BRADLEY ROAD LESTER, NH 03055-3135 (603) 452-6157	
Date of original map		May 18, 2011	
Date of latest rev.		May 18, 2011	
File: SH753.dwg	Drawn & Reprinted by	CAI Technologies	
Scale: 1"=400'			

8B



- LEGEND**
- (1) CURRENT USE
 - (2) PURCHASED RESIDENTS
 - (3) VOLUNTARY ASSIGNMENTS
 - (4) SCALED PART OF ORIGINAL LOT



**PROPERTY MAP
TEMPLE
NEW HAMPSHIRE**

The data on this map has been compiled from a variety of sources granted voluntarily by private owners and official sources and is not to be considered legal location of property boundary lines. THE TOWN OF TEMPLE assumes no responsibility for the accuracy of individual parcels.

DOLLARD ASSOCIATES		Prepared by	72 DOLLARD ROAD DOLLARD, NH 03830-0110 (603) 435-5353
Date of original map		Date of latest rev.	May 19, 2017
File: 577010.dwg		Prepared & Registered by:	CAI Technologies
Scale: 1"=400'			

8B

Town of Temple
Cemetery Trustees
PO Box 191
Temple NH 03034

Patricia, Stephen & Karen Lechner
23 Memorial HWY
Temple NH 03084

Town of Temple
Cemetery Trustees
PO Box 191
Temple NH 03034

Patricia, Stephen & Karen Lechner
23 Memorial HWY
Temple NH 03084

Carl Rousseau Jr.
22 Memorial HWY
Temple NH 03084

Kimberly & Marc Petit
173 General Miller Hwy
Temple NH 03084

Carl Rousseau Jr.
22 Memorial HWY
Temple NH 03084

Kimberly & Marc Petit
173 General Miller Hwy
Temple NH 03084

Mark & Brandy Urbon
24 Josiah Land
Temple NH 03084

Mark & Brandy Urbon
24 Josiah Land
Temple NH 03084

Chet W. Mazza
174 General Miller HWY
Temple NH 03084

Chet W. Mazza
174 General Miller HWY
Temple NH 03084

Lukas Foundation
Board of Directors
37 Memorial HWY
Temple NH 03084

Lukas Foundation
Board of Directors
37 Memorial HWY
Temple NH 03084

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

APPLICATION FOR A SPECIAL EXCEPTION

Revised June 2019

Applicant Name: *Marc + Kimberly Petir*

When filing for a Special Exception, the applicant must complete the ZBA's General Application Form as well as this specific application.

As the applicant, it is your responsibility to provide evidence that you meet each of the requirements for the type of decision you are requesting. simply stating that the standard is met is not sufficient.

You may want to consult with an attorney or other professional as you prepare your application.

Please submit documentation regarding how your application meets each of Temple's specific special exception standards below. Feel free to attach additional documentation.

Temple Zoning Ordinance
Section 13A (2010)

Available on the Town's web site.

Please see attached answers.

Special Exception Standards:

- 1) The proposed use shall be set back at least five hundred feet from any existing dwelling of another owner; provided, however, that, at the discretion of the Board of Adjustment, this distance may be reduced in any amount to a minimum of two hundred feet, but only if written permission is obtained from the abutting owners affected;

- 2) The proposed use shall have off street parking which will be ample to serve the proposed use; provided, however, that any such off-street parking shall, at a minimum, be set back at least fifty-five (55) feet from all lot lines.

- 3) The proposed use shall not adversely affect the value of adjacent property. An adverse effect on adjacent property is one which would be obnoxious or injurious or limit the use of neighborhood property by causing such problems as excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with the intended use but are not typical of permitted uses within the area.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

APPLICATION FOR A SPECIAL EXCEPTION

Revised June 2019

- 4) The proposed site shall be in an appropriate location for the use. Among the factors the Board of Adjustment will consider are: lot size, topography, soils, water resources, road access and locations of driveways, condition of existing structures and other relevant characteristics such as whether the proposed use is compatible with the surrounding land uses.

- 5) No hazardous waste shall be permanently stored on or disposed of on the property.

- 6) Traffic generated by the proposed use shall not present a safety hazard to the community for either vehicles or pedestrians, nor shall it cause excessive wear and tear to town roads.

- 7) Appropriate buffering landscaping shall be provided within the setback areas, of a type and amount deemed appropriate by the Planning Board during Site Plan Review.

- 8) The Board of Adjustment shall, when appropriate, request a recommendation from the Planning Board, the Conservation Commission, Road Agent and/or the Health Officer concerning the proposed use.

To: Town of Temple Zoning Board of Adjustment

Concerning: Application for special Exception Zoning for 173 General Miller highway, Temple NH 03084

Applicants: Marc and Kimberly Petit, of 16 Luke Street Nashua NH 03063; equal share owners of Dewzen LLC, a CNC machine shop currently at 100 Factory Street Suite C1, Nashua NH 03060. Dewzen LLC is a small precision machine shop, making parts for industry with a separate manufacturing line of after-market drag racing parts.

Special Exception Standards 1): Marc and Kimberly Petit wish to use half of the existing 36 x 60 square foot garage at 173 General Miller Highway, Temple NH 03084 as a precision CNC machine shop. As this building was previously a business with special exception zoning allowance, we will assume the dwelling meets Temple's location standards per the Equitable Waiver Alternative 2 approved for the former business. There are no plans to expand the building footprint.

Special Exception Standards 2): The current parking spaces in front of the building are adequate for our needs. Dewzen LLC has two employees besides the two owners who will reside in the house on the property. There are no plans to expand the business beyond the walls of the garage.

Special Exception Standards 3): We intend to keep the property at 173 General Miller Hwy maintained as well, or better, than it currently is. We do not plan to advertise beyond a small sign on the building for deliveries, add excessive lighting or dump any hazardous waste onto the land. Business will be strictly in the building with the exception of our tow rig and racing trailer which we will park next to or in back of the building. Delivery orders of material by delivery truck are typically once a week and all material will be stored in the building. No storage containers beyond a dumpster will be outside. Curb appeal will be maintained or improved upon to best reflect the historic area the property is located in.

Special Exception Standards 4): 173 General Miller HWY is on a state maintained highway. The garage on the property was a long standing weld shop and, more recently an inspection station operating in the town of Temple. The building has been approved as is per an Equitable Waiver since 2019. A machine shop is a similar type of business and should do well in the same space, allowing for the need to upgrade electrical to run CNC machines.

Special Exception Standards 5): Hazardous waste, such as used way oil or coolant shall be regularly recycled in our machines and sent out with our hazardous waste recycler at least once a year. Per EPA and OSHA standards, we are not a hazardous waste storage facility and comply with all regulations applicable to the machining business. Our scrap metal is recycled through Interstate Metals that picks up and our waste oil is recycled through AVC Environmental that also picks up. Our EPA ID is NHD510233018. We have a closed system parts washer and do not intend to add shop water to the septic system on the property. We will use the Wilton recycle station for normal trash.

Special Exception Standards 6): We are primarily a machine shop doing high volume for industry. We do very little walk-in service and do not expect a large increase in foot traffic. We can request material in smaller delivery trucks if necessary.

Special Exception Standards 7): We will add whatever buffering landscaping is required, though the former business did not have it and the property is aesthetically pleasing as is.

Special Exception Standards 8): We look forward to hearing from the Board of Adjustment and give whatever information might be requested to the Conservation Commission, Road Agent and/or Health Officer about our business. Please feel free to contact me anytime at dewzen@comcast.net Our racing accessories business can be found at www.dewzen.com.

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A TWO-TONED COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

DEWZEN LLC
100 FACTORY STREET SUITE C1
NASHUA, NH 03060
603-595-2878
dewzen@comcast.net

CITIZENS BANK
54-153/114

4803

3/22/2022

PAY TO THE
ORDER OF

Town of Temple ZBA

\$ **276.31

Two Hundred Seventy-Six and 31/100*****

DOLLARS

Town of Temple ZBA
423 Route 45
PO Box 191
Temple NH 03084

MEMO

Temple ZBA Application Fee - Dewzen LLC



⑈004803⑈ ⑆011401533⑆ 3310520740⑈

[Handwritten Signature]
AUTHORIZED SIGNATURE