

FIELDSTONE LAND CONSULTANTS PLLC.

206 ELM ST.
MILFORD, NH 03055
PH. 603-672-5456

9637

54-7/14
72

CHECK NUMBER

DATE

2.2.24

PAY TO THE ORDER OF

Town of Temple

\$ 198.60

100 DOLLARS

2010
Deposit
Check
Guarantee



Bank

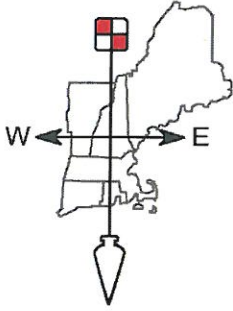
America's Most Convenient Bank

FOR Sp Ex Application #2921.00

[Signature]

⑆009637⑆ ⑆011400071⑆ 924745502⑆

LETTER OF TRANSMITTAL



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Ms. Deborah Harling,
Temple Zoning Board of Adjustment Chair
423 NH Route 45
P.O. Box 191
Temple, NH 03084

Date: January 8, 2024

Re: All Purpose Storage Temple, LLC
Special Exception Application
103 NH Route 101 - Tax Map 8A-7-3

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

COPIES	DATE	NO.	DESCRIPTION
1			General Application w/ fee
1			Special Exception Application / Narrative Responses
1			Abutter Letters
1			Letter of Authorization
1			Abutters List w/ Labels (3 Sets)
2			Site Layout Plan

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected copies
 For review and comment _____
 FOR BIDS DUE: PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Hi Deborah, I have attached the above information for the next Zoning Board of Adjustment meeting. Please let me know if you have any questions or need anything else.

Thank you,

Chad Branon - Project Engineer

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

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.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

An application may be delivered to the Town offices by hand (see Town website for office hours) or by US mail. An application will be considered received when stamped below.


Note: As an applicant, you must be familiar with each of the following:

- a. Temple Zoning Ordinance
- b. Temple ZBA Rules of Procedure
- c. New Hampshire statutes on zoning (RSA's)
- d. Notice of Land Use Board Fees under TSA 673L16, III

Documents a, b and d are available on the Town's web site or Town office. Document c is available on the State's website.

AUTHORIZED SIGNATURES

I/We certify that we have read the above Application Instructions and that this application is correctly and accurately completed in accordance with the Town of Temple's Zoning Ordinance and the requirements of this application. I/we agree to pay the fees outlined in the attachment to this application.

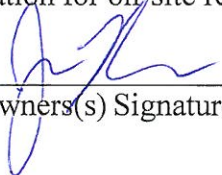


Applicant(s) Signature

1/10/2024

Date

As property owners, I/We give the applicant and/or agent, as stated hereon, our authorization to submit this application and represent us on matters relative to the Town's ZBA process. I/We also authorize members of the Temple ZBA and its agents access to the property described on this application for on-site review of the proposed application if necessary:



Property Owners(s) Signature

1/10/2024

Date



Office Use Only
Date Received: _____
Fees Paid: _____
Initialed: _____
Case #: _____

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

Type of Application:

(check all that apply)

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

2. Applicant:

Name(s): All Purpose Storage Temple, LLC
Address: 4007 Dean Martin Drive
City: Las Vegas State: NV Zip: 89103 Phone: _____
Email: _____

3. Property Owner(s):

Name(s): All Purpose Storage Temple, LLC
Address: 4007 Dean Martin Drive
City: Las Vegas State: NV Zip: 89103 Phone: _____
Email: _____

4. Primary Contact:

Name(s): Fieldstone Land Consultants, PLLC
Phone: 603-672-5456
Email: cebranon@fieldstonelandconsultants.com
 Applicant Owner Attorney Surveyor/Engineer

5. Project Name: Temple Self Storage Expansion

Street Address: 103 NH RT 101

Tax Map: 8A Lot: 7-3

Acreage: 5.05 acres

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.

We are seeking a special exception pursuant to Section 13 of the Temple Zoning Ordinance for an expansion of a commercial facility; specifically to expand the existing self-storage facility located at 103 NH Route 101.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

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.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

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.

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised October 2022

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 as listed in the 'Notice of Land Use Board Fees under RSA 673:16 III' document available at the town office and on the town website. The ZBA is authorized to select and retain outside technical or investigative 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>8.10</u> x <u>6</u> *	\$ <u>48.60</u>
3. Newspaper notice: **		\$ <u>TBD</u>
4. Professionals retained by the ZBA: ***		\$ <u> </u>
5. Total Application Fee		\$ <u>198.60</u>

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.

**TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT
GENERAL APPLICATION FORM**

Attachment 3

Authorization to enter property

TOWN OF
TEMPLE
ZONING BOARD OF ADJUSTMENT

AUTHORIZATION TO ENTER ONTO

PROPERTY

I, (print name) Jeremiah Boucher do hereby authorize members of the Temple Zoning Board of Adjustment and the general public entry onto my property (identified as Map Lot 8A-7-3) for purposes of a site visit to assist with the application process for Special Exception. Such site visit shall take place on (Date) TBD at (Time) TBD unless rescheduled.

This access authorization is limited to the times of the formal site visits as noticed by the Board.

Signature



1/10/2024 Date

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

APPLICATION FOR A SPECIAL EXCEPTION

Revised June 2019

Applicant Name: All Purpose Storage Temple, LLC

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.

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;

See attached

- 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.

See attached

- 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.

See attached

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.

See attached

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

See attached

- 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.

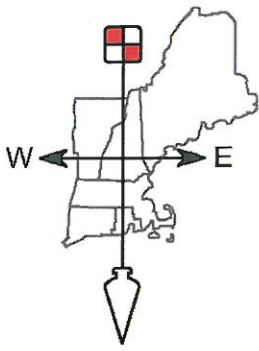
See attached

- 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.

See attached

- 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.

See attached



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SPECIAL EXCEPTION CRITERIA

Self-Storage Expansion

Tax Map 8A, Lot 7-3

103 N.H. Route 101, Temple

January 8, 2024

Prepared For:

All Purpose Storage Temple, LLC

As agent for All Purpose Storage Temple, LLC, Fieldstone Land Consultants, PLLC is submitting this special exception application for Zoning Board of Adjustment approval. The proposed project consists of expanding the existing All Purpose Storage facility with an additional building, paved access, and associated site improvements. The subject property is located in the Rural Residential / Agricultural District and will require a special exception to be developed as proposed.

SPECIAL EXCEPTION REQUEST: The proposed commercial enterprise requires a special exception pursuant to Section 13: Industry, Commercial and Non commercial Enterprises: *Trade, enterprises, facilities, whether commercial, non commercial and/or industrial use of land or buildings including the commercial excavation of earth materials, not specifically authorized under other sections of this ordinance, may be permitted by special exception if approved by the Board of Adjustment after a public hearing on the subject. At said public hearing, the Board of adjustment shall only grant a special exception upon finding that the standards of 13A and the conditions of 13B have been met.*

Below are the support statements for the request for relief. The numbered items below correlate to the Special Exception Standards outlined in the Town of Temple Zoning Board of Adjustment Application for a Special Exception and the Special Exception Conditions outlined in the Town of Temple, N.H. Zoning Ordinance.

Section 13A (2010) 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;

All Purpose Storage Temple, LLC.
103 NH Rt 101 Temple, NH
Variance & Special Exception Application

Page 2 of 4

Written permission has been obtained from abutters (enclosed). Benjamin and Christine Reed of 93 NH RT 101 (Tax Map 8A, Lot 7-4) have agreed to a 300-foot setback; David and Jennifer Cote of 119 NH RT 101 (Tax Map 8A, Lot 7-2) have consented to a 240-foot setback. Copies are enclosed with this request.

- 2) The Board of Adjustment finds that 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.

All proposed parking meets this condition. The existing self-storage facility does not have parking. In our experience, the majority of customers who use the self-storage units pull up in front of the unit they are renting to load or unload items for storage.

- 3) The proposed use shall not adversely affect the value of adjacent property. An adverse affect 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.

The proposed use will not adversely affect the value of adjacent property. Self-storage units do not create noise, odor, smoke, refuse matter, vibration, dust, or fumes. The additional traffic to the facility will be minimal. All installed light will be downcast, dark sky compliant fixtures. A stormwater management system will be installed (see Site Layout Plan) to mitigate any changes in drainage patterns as a result of the proposed development. The new owner has made improvements to the existing site which should actually improve the value of adjacent properties such as building improvement, painting, and general cleanup.

- 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.

The proposed use is compatible with surrounding land uses. The existing self-storage facility at the front of the property has been a good neighbor for many years. The subject property is just over 5 acres in land area (219,975 square feet). We propose expanding the self-storage facility from 6,000 square feet to 27,250 square feet; providing a useful, convenient, and necessary service for the community. The road access and driveway to the site are existing and will be improved as a result of the expansion. The area of the property where the expansion will be located is mostly level, with a minimal slope between the existing and proposed development. The soil type in the area to be developed is Skerry Fine Sandy Loam. The proposed self-storage use expansion

All Purpose Storage Temple, LLC.
103 NH Rt 101 Temple, NH
Variance & Special Exception Application

Page 3 of 4

will not require water resources. It is also worth sharing that it is our understanding that the original approvals for this site did contemplate approvals for an expansion in the rear of the site.

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

No hazardous waste storage or disposal is proposed for this 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.

The estimated increase in traffic as a result of the expanded use will be minimal. Self-storage sites are low traffic generators and this site expansion will receive a New Hampshire Department of Transportation approval.

- 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.

The existing vegetated buffer shall remain at varying depths around the proposed development, screening it from abutting properties and structures.

- 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.

Section 13B (2010) Special Exception Conditions

- 1) All buildings must be setback at least 100 feet from all lot lines;

The proposed self-storage structure will meet this condition.

- 2) Access shall be provided by not more than two driveways, not more than thirty-two (32) feet wide;

The proposed improvements will meet this criterion. Access to the site is existing and shall be upgraded to a 25-foot width.

- 3) The total footprint of all buildings and structures shall occupy no more than one-eighth (1/8) of the lot or parcel of land;

The proposed expansion meets this condition. The existing and proposed improvements total 27,250 square feet; one-eighth of the parcel is 27,497 square feet.

All Purpose Storage Temple, LLC.
103 NH Rt 101 Temple, NH
Variance & Special Exception Application

Page 4 of 4

- 4) Proposed use shall be located on a Town or State maintained road or street;

The existing facility is located on a State maintained road; the proposed improvements will be accessed via the State maintained road.

- 5) All food shall be served and consumed within building(s), except that a seasonal outdoor dining area and or take out services may be approved during Site Plan review;

No food service is proposed for this property.

- 6) No drive through services shall be provided;

No drive through service is proposed or this property.

- 7) New facilities shall be located on a lot at least 5 acres in size;

The proposed project is an expansion of an existing facility. The subject property is 5.05 acres in land area.

- 8) Any retail store shall not exceed 3000 square feet of floor space;

A retail store is not proposed for this property.

- 9) There shall be no outdoor display of goods, and no outdoor storage of materials or equipment unless screened from roads and surrounding properties by natural or structural means to such an extent and in such manner as may be specifically required and approved by the Planning Board during Site Plan Review. One business related vehicle may be stored on site without required screening.

No outdoor storage or display of goods is proposed for this property.

I, Dan Coles, of 119 NH RT 101, Temple, NH
03084 give Chad Branon, on behalf of Patriot Holdings LLC, permission to expand the All
Purpose Self Storage units inside of the 500 foot setback and to be no closer than 240 feet
from my dwelling.

Signature Dan Coles

Printed Name _____

Address _____

Date 11-2-23


July 29, 2021

I, Christie Reed, of 93 NH Rt. 101, Temple NH 03084 give Steve Andersen, on behalf of Patriot Holdings, permission to expand the Lock Away Self Storage units inside of the 500 foot setback and to be no closer than 300 feet from my dwelling. If all other conditions approvals met.

Signature C Reed

Address 93 NH Rt 101, Temple 03084

I, Randall Martin, of Fly Way Farm, Temple, NH 03084 give Chad Branon, on behalf of Patriot Holdings LLC, permission to expand the All Purpose Self Storage units inside of the 500 foot setback and to be no closer than 500 feet from my dwelling.

Signature 
Printed Name Randall Martin
Address 26 Timberdoodle Drive, Temple
Date 11/2/23



To whom it may concern,

Patriot Holdings hereby authorizes **Steve Andersen** and **Fieldstone Land Consultants, PLLC** to act on behalf of Patriot Holdings LLC and All Purpose Storage Temple LLC regarding all interactions with the Town of Temple for the property located at 103 NH Rt 101 Temple, NH 03084. This includes, but is not limited to, permitting, zoning, and other property specific approvals.

Thank you,

Jeremiah Boucher

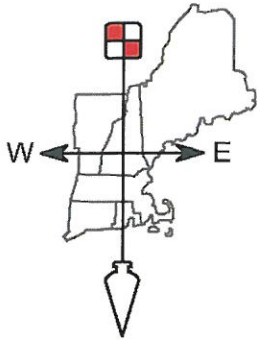
A handwritten signature in blue ink, appearing to read "J B", is positioned below the name Jeremiah Boucher.

Patriot Holdings

4007 Dean Martin Dr

Las Vegas, NV 89103

702-550-3808



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Date: January 8, 2024

FLC#2921.00 / SJB

List of Abutters
Tax Map 8A Lot Number 7-3
Temple, New Hampshire

Map 8A Lot 7-3
All Purpose Storage Temple LLC
C/O Jeremiah Boucher
4007 Dean Martin Drive
Las Vegas, NV 89103

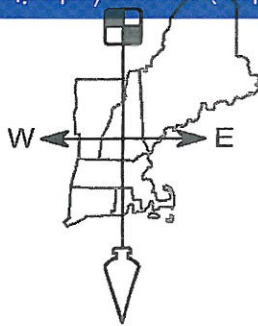
Map 8A Lot 7-2
David A. & Jennifer A. Cote
119 NH Route 101
Temple, NH 03084

Map 8A Lot 7-4
Benjamin E. & Christine A. Reed
93 NH Route 101
Temple, NH 03084

Map 8A Lot 2-1
Randall H. Martin Revocable Trust
Timberdoodle Club
26 Timberdoodle Drive
Temple, NH 03084

Map 8A Lot 14
Dagan Family Rvcble Trst
320 Amherst Street
Nashua, NH 03063

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



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C/O Jeremiah Boucher
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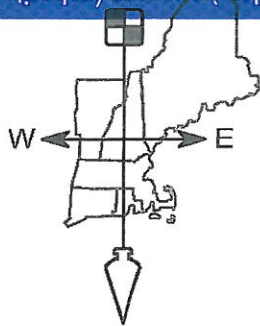
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Temple, NH 03084

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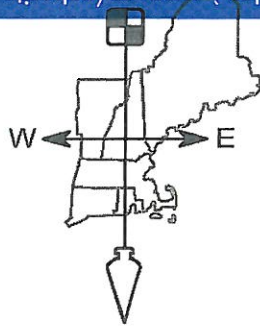
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Temple, New Hampshire

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C/O Jeremiah Boucher
4007 Dean Martin Drive
Las Vegas, NV 89103

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