



Four
Seasons

Sotheby's
INTERNATIONAL REALTY

42 Grove Street
Peterborough, NH 03458
o 603.924.3321
FourSeasonsSIR.com

Town of Temple

Zoning Board of Adjustment

423 NH Route 45

PO Box 191

Temple, NH 03084

May 29, 2021

RE: Special Exception Application of Stepping Stones Farm and Event, LLC

Dear Chairman Kieley and Honorable members of the board,

This letter is offered at the request of the applicant as a *corollary* to my letter to the board of May 5th which is included below for reference in italics. I understand that the board has requested more market data and attached is a printout of all sales in the town of Temple over the past calendar year recorded by the Multiple Listing Service.

As you can see from the enclosed, the two sales of 5 acre lots located on Stonegate Farm Road for \$130,000 and \$160,000 achieved values akin to that paid for larger parcels elsewhere in town, with the active uses of the Timberdoodle Club and Stepping Stones Farm immediately adjacent to these lots.

Similarly with single family homes, the sales of 56 Woodcock Run and 179 Stonegate Farm Road were two of the highest sale prices recorded in town over the previous year.

As outlined in my previous submission, there is also no instance in a neighboring community where the approval of a use of this type has resulted in a reduction in surrounding property values.

I hope the foregoing and the attached printout is helpful in your deliberations.

Sincerely


By:

Andrew R. Peterson CCIM

Four Seasons Sotheby's International Realty

(603) 496-9172

This letter offers my opinion as an established real estate professional in the Monadnock region, on the above application regarding Article 13A (3) in your standards, which requires that in granting a special exception surrounding property values shall not be adversely affected.

The board is no doubt familiar with the history of use and worthwhile stewardship of the property by the applicant which is widely appreciated as a credit to your town and to our region. A brief chronical of this history is included with the application. Particularly relevant to the current application is the fact that both the Pony Farm and the Timberdoodle Club have for decades sponsored events attended by the public and guests, and property values of surrounding properties during that time have more than kept pace with other desirable areas in our region.

Regarding the specific nature of this application, it is also useful to consider the effect on surrounding property values of similar event venues which have been created in the Monadnock Region in recent years. In this regard, Harrisville now has three wedding venues: Aldworth Manor, Cobb Hill Estates and Mayfair Farm. Since these businesses have opened property values in Harrisville have increased from an average of \$237,781 in 2018 to an average of \$338,218 over the past year. This compares favorably with the Cheshire County average selling price over the past year of \$249,696.

Similarly, the Grandview Inn, The Woodbound Inn Conference Center in Jaffrey and the newly created Cranberry Meadow Inn on Old Street Road in Peterborough have also not decreased, and have indeed had a demonstrably positive effect, on the value of surrounding residential real estate.

The effect on real estate values reflected by recent sales on Stonegate Farm Road are particularly relevant to your considerations. According to MLS statistics, three of the top ten selling prices recorded over the last year in Temple were within the development directly adjacent to the Timberdoodle Club, including the most recent sale of 179 Stonegate Farm Road for \$750,000.

Due to the considerations and data referenced above and based on my experience and personal inspection of the premises and application before you, I have concluded that the proposed use will not adversely affect surrounding property values.

I trust the foregoing is satisfactory for your purposes, but if anything further is required do not hesitate to contact me.

Sincerely,


A handwritten signature in black ink, appearing to read 'Andrew R. Peterson', with a long horizontal flourish extending to the right.

By:

Andrew R. Peterson CCIM

Four Seasons Sotheby's International Realty

(603) 496-9172

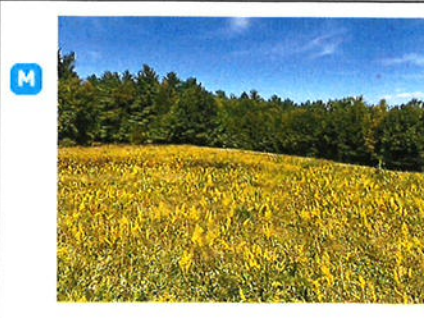


Class	Land
Price - List	\$55,000
Price - Closed	\$55,000
Status	CL
MLS #	4777150
Acres	52.430000
LotSqft	2,283,851
Price Per Acre	\$1,049.02
RdFrontage	No
RdFntLngth	
Zoning	Rural

Off Moran Road Temple NH 03084

The long, narrow strip of land is accessed from the abutting town of New Ipswich because there is a beaver pond on its Hadley Highway access and another pond at the Moran Road access. A long right of way, with old pavement, runs along the New Ipswich border. There is Class VI road access from Stowell Road or paved access from Cedar Ridge Drive in New Ipswich. There are old gravel roads on the property to old gravel/sand pits and for cutting cord wood. Lowlands are hemlock forest -- good shelter for wintering deer. Bring your vision for future use of this acreage.

Listed By: Heather Peterson / Four Seasons Sotheby's International Realty




Class	Land
Price - List	\$75,000
Price - Closed	\$68,000
Status	CL
MLS #	4722280
Acres	5.000000
LotSqft	217,800
Price Per Acre	\$13,600.00
RdFrontage	Yes
RdFntLngth	418
Zoning	residential

8A 2-3-2 Woodcock Run Temple NH 03084

A rare find....5 acres available in the picturesque Stonegate Farm. Located in the heart of the Monadnock region this lot is a dream for outdoor enthusiasts. Horseback riding, hunting, fishing and walking trails abound. Right next to the renowned Timberdoodle Riding and Sporting Club. Build your dream home and enjoy!!

Listed By: Aileen Schnare / Four Seasons Sotheby's International Realty

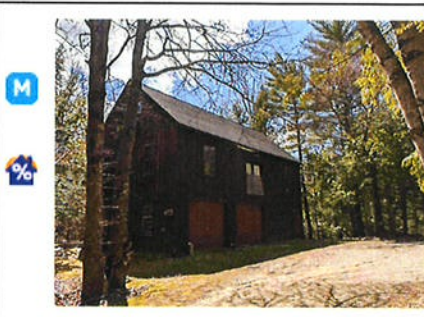


Class	Land
Price - List	\$115,000
Price - Closed	\$97,000
Status	CL
MLS #	4773784
Acres	7.400000
LotSqft	322,344
Price Per Acre	\$13,108.11
RdFrontage	Yes
RdFntLngth	300
Zoning	Rural

8-B/20-5 Kendall Road Temple NH 03484

On a quiet, dead end road, across from a wetland pond whose shores are lined with mature mountain laurel bushes, this lot has a due South orientation with a view to neighboring hills. Its perfect exposure for solar installation, gardens and the creation of a sun filled residence! The outlet from the pond is a seasonal stream along the Western edge of the lot. Historic neighborhood with lovely old homesteads and barns, convenient to Route 101 for commuting.

Listed By: Heather Peterson / Four Seasons Sotheby's International Realty



Class	Residential
Price - List	\$150,000
Price - Closed	\$125,000
Status	CL
MLS #	4801037
#Rooms	3
BedsTot	3
#Baths	1
SqFtTotFn	1,543
YearBuilt	1978
Acres	6.100000

50 Hudson Road Temple NH 03084

A diamond in the rough - in a private country setting with a beautiful pond and babbling brook! Set on 6.1 acres, this fixer upper has so much potential. Already mostly gutted and ready for rehab with a two car garage under, the second floor could be configured however you like, and could easily include a bedroom with plenty more space for kitchen/living/dining. The third floor could house two or three bedrooms, and another bath. The setting is idyllic, and the home site sets well back from the quiet country road. Will NOT qualify for financing with the possible exception of a rehab loan, cash buyers

Listed By: Matthew W Cabana / Bean Group / Peterborough




Class	Land
Price - List	\$139,500
Price - Closed	\$130,000
Status	CL
MLS #	4802853
Acres	5.000000
LotSqft	217,800
Price Per Acre	\$26,000.00
RdFrontage	TBD
RdFntLngth	
Zoning	res

0 Webster Highway Temple NH 03084

Fly Way Farm-This delightful open building site of approximately 5 acres with lovely view of nearby pond and surrounding hillside-is now offered subject to final agreement on boundary dimensions and subdivision approval by Town of Temple. A rare opportunity!

Listed By: Andrew Peterson / Four Seasons Sotheby's International Realty



Class	Land
Price - List	\$149,900
Price - Closed	\$140,000
Status	CL
MLS #	4760783
Acres	11.152000
LotSqft	485,781
Price Per Acre	\$12,556.05
RdFrontage	Yes
RdFntLngth	837
Zoning	02 - RA

NH RT 101 Highway Temple NH 03084

Located on Route 101, this is a commuters paradise. This piece of land is the perfect opportunity for privacy on a public road. If you are looking to develop on a quiet piece of land, look no further. 11+ acres goes back into a wooded private plot with possibility for subdivision. Land has been professionally surveyed and is ready for septic design and development. a small brook also runs along the property, offering the sound of nature from many parts of the land.

Listed By: Ashley Labnon / Keller Williams Realty-Metropolitan




Class	Residential
Price - List	\$350,000
Price - Closed	\$330,000
Status	CL
MLS #	4819483
#Rooms	14
BedsTot	4
#Baths	4
SqFtTotFn	2,832
YearBuilt	1987
Acres	3.180000

25 Flanders Lane Temple NH 03084

Nestled in the Country setting of Temple. you will find this Lovely 4 bedroom colonial home with great curb appeal. Flower gardens greet you as you walk up the stairway to the front door. Enter the sunlit breezeway to an open concept kitchen, 1st level offers a formal a dining room, large front to back living room with hardwood floors and two sliding glass doors which access a large private back deck with sunken hot tub. On this level you will also find a 1/2 bath with 1st floor laundry. and a large family room, with with an additional 1/2 bath which is great for gatherings. On the 2nd level you have

Listed By: Matthew W Cabana / Bean Group / Peterborough




Class	Residential
Price - List	\$350,000
Price - Closed	\$355,000
Status	CL
MLS #	4841944
#Rooms	8
BedsTot	5
#Baths	3
SqFtTotFn	3,198
YearBuilt	1971
Acres	3.000000

177 Colburn Road Temple NH 03084

Great home in a perfect commuting location with wood flooring, beautiful built-in shelving and a great kitchen layout with pantry. This house has bright sunlit rooms from every angle, fireplace with wood stove insert and spacious front to back living room . Enjoy your finished basement with full bath and kitchenette, which is essential for entertaining, and walk out onto your oversized patio to your fire pit and enormous backyard. The expansive private yard abuts a babbling seasonal brook. All of this and so much more, nestled into a gorgeous country setting. You must check this one out!

Listed By: Walter Zuber / Bean Group / Amherst




Class	Residential
Price - List	\$350,000
Price - Closed	\$359,000
Status	CL
MLS #	4815729
#Rooms	8
BedsTot	3
#Baths	2
SqFtTotFn	2,279
YearBuilt	1985
Acres	3.260000

23 Birch Hill Road Temple NH 03084

One of Master Builder Phil Brooks' early Post and Beam homes, beautifully set in a rural yet convenient location, with access to acres and acres of conservation land. This three bedroom home has all the classic Post and Beam characteristics, with soaring ceilings and lots of natural light. There is plenty of cabinetry in the kitchen and there are tile and hardwood floors throughout. The open-concept kitchen/dining/living area is perfect for entertaining and enjoying time together. The spacious master with a walk-in closet also boasts a vaulted ceiling, as do both of the other bedrooms on the

Listed By: Matthew W Cabana / Bean Group / Peterborough




Class	Residential
Price - List	\$384,500
Price - Closed	\$380,000
Status	CL
MLS #	4788729
#Rooms	9
BedsTot	4
#Baths	3
SqFtTotFn	3,210
YearBuilt	2000
Acres	12.560000

49 Cornerstone Lane Temple NH 03084

Gorgeous and private 4 bedroom, Brick-front Colonial on 12+ acres. Only minutes from Route 101 with views of Pack Monadnock from your living room. Expansive room in this well-built home, with dining room, family room and living room. Enclosed sun room faces the Mountain View and makes for a great space for gathering and enjoying the surroundings. The kitchen features an open fireplace that also fronts in the family room, and an additional fire place in the formal living room. There is an additional sun room on the rear of the home. The Master Bedroom with private bath is

Listed By: Karl Zahn / Keller Williams Gateway Realty




Class	Residential
Price - List	\$389,000
Price - Closed	\$385,000
Status	CL
MLS #	4811288
#Rooms	10
BedsTot	3
#Baths	3
SqFtTotFn	2,537
YearBuilt	1785
Acres	17.000000

12 Kendall Road Temple NH 03084

This homestead property spans a quiet, dead end gravel road in an area of large properties. It is minutes to the picture perfect village with its white steepled church and town hall overlooking the common and convenient to Route 101 for easy commuting. Its fields have been cleared for over two hundred years. The first orchard in town was here. This property includes a large water lily pond that is lined with mountain laurel. Wonderful views are featured to the South and East --on a clear day all the way to Boston! One of the most authentic and least tampered with colonial era houses in the

Listed By: Heather Peterson / Four Seasons Sotheby's International Realty



Class	Residential
Price - List	\$399,000
Price - Closed	\$399,000
Status	CL
MLS #	4830473
#Rooms	7
BedsTot	4
#Baths	3
SqFtTotFn	2,516
YearBuilt	2002
Acres	2.320000

54 Brown Road Temple NH 03084

Are you looking to move your family to the country and still have great internet access and a very good school system? This beautiful Classic Center Entrance Colonial with four bedrooms, two 1/2 baths on 2.3 acres in rural Temple NH may just be the home for you. Enter through the front entrance or use the side entrance that leads to a mud room with 1/2 bath and laundry. Large kitchen/dining area with sliders to deck plus a formal dining room and front to back living room with wood stove. Four bedrooms on the 2nd floor including Master with en-suite bathroom and walk-in closet. Three

Listed By: PJ Joyner / BHG Masiello Peterborough



Class	Land
Price - List	\$179,500
Price - Closed	\$160,000
Status	CL
MLS #	4808359
Acres	5.010000
LotSqft	218,236
Price Per Acre	\$31,936.13
RdFrontage	No
RdFntLngh	
Zoning	RA R

8a Stonegate Farm Road Temple NH 03084

A beautifully set plot of open mountain view land...spanning over 5 protective acres abutting common field and forest land with woodland pond below...is set in the heart of the distinctive Stonegate Farm property. Find fast internet (plan for fiber optic lines soon!) and easy accessibility in a world apart. Miles of private gravel road and walking trails, easy access to sporting and riding clubs and the tranquility rural living at its finest await!

Listed By: Andrew Peterson / Four Seasons Sotheby's International Realty



Class	Land
Price - List	\$180,000
Price - Closed	\$170,000
Status	CL
MLS #	4842309
Acres	16.780000
LotSqft	730,937
Price Per Acre	\$10,131.11
RdFrontage	Yes
RdFntLngh	1,254
Zoning	RA R

Hill Road Temple NH 03084

A lovely piece of property with the possibility of subdivision is ready for you to bring your country dream home come to life! Temple Brook meanders through the property and is known to have some bountiful brook trout fishing. The land has abundant mixed forest woods of hemlock, oak, beech, white pine and birch. On the southern boundary is the remnants of an old dam that was once used to control flowage. If you search, you will find an old cellar hole of what was the Ice House used by the homesteaders back in the day! There are many sites on the property that would be nice settings

Listed By: Denise Whitney / BHG Masiello Peterborough



Class	Residential
Price - List	\$269,000
Price - Closed	\$257,000
Status	CL
MLS #	4799397
#Rooms	7
BedsTot	3
#Baths	1
SqFtTotFn	1,653
YearBuilt	1984
Acres	0.800000

27 Blood Road Temple NH 03084

Nestled in the woods on a quiet country road in Temple, this well cared for split level home awaits its new owners. Enjoy the open floor plan in the main living area, with sliding doors leading from the eat in kitchen to the spacious back deck and yard. A three season sunlight porch has vaulted ceilings and a view of the whole yard, perfect for outdoor living while escaping the elements. The main floor has an updated full bath and three bedrooms. The lower level offers two fully finished rooms - one with a woodstove and brick hearth and one with direct access to the driveway via sliding doors.

Listed By: Shelley Labrie / Bean Group / Peterborough



Class	Residential
Price - List	\$299,000
Price - Closed	\$309,000
Status	CL
MLS #	4693753
#Rooms	7
BedsTot	3
#Baths	3
SqFtTotFn	2,816
YearBuilt	1797
Acres	23.500000

25 Main Street Temple NH 03084

This classic 18th century Colonial on 23+ acres in downtown Temple is filled with the accents of yesteryear. First time on the market in 40 years for this authentic 1797 beauty. Elegant wall panels, crown and trim mouldings and varying width pine and oak floors run throughout the home with well worn smoothness earned by their age. Formal dining room, sitting room and great room each with its own fireplace. Kitchen with wood stove & a door leading to the attached garage. A half bathroom completes the first floor. Climb the center staircase to the second floor where you will find 3 bedrooms. The

Listed By: Dana Baier / Four Seasons Sotheby's Int'l Realty



Class	Residential
Price - List	\$299,900
Price - Closed	\$316,000
Status	CL
MLS #	4836124
#Rooms	7
BedsTot	4
#Baths	2
SqFtTotFn	1,869
YearBuilt	1982
Acres	3.200000

90 Hudson Road Temple NH 03084

Lovely 4 Bedroom Cape on a beautiful and private wooded 3.2 Acre Lot! Upgraded with ownership. Kitchen is fully applianced, tile flooring & plenty of cabinets with lots of storage. There is a pass way window to dining room with hardwood floors! Large living room with cozy Fireplace, hardwood and French doors to deck. First level bedroom and full bath. Large master bedroom, 2 additional and full bath on 2nd level. New windows on 2nd level, new oil tank and fresh paint inside. Two bay garage with a heated/electric office/craft or play room attached! Shed with metal roof. Enclosed Porch!

Listed By: Kelle L OKeefe / Keller Williams Realty North Central



Class	Residential
Price - List	\$325,000
Price - Closed	\$330,000
Status	CL
MLS #	4835525
#Rooms	11
BedsTot	4
#Baths	2
SqFtTotFn	2,376
YearBuilt	1780
Acres	79.720000

49 Fish Road Temple NH 03084

Whippoorwill Farm is in search of its next steward. Could it be you? In 1958, the current owner fell in love with this c.1780 Antique Cape Farmhouse and surrounding forest and fields and sought to protect it for generations. As a result, this historic property includes the privately owned Sargent Wildlife Sanctuary where the natural environment remains untouched. The 70-acre sanctuary, with densely wooded areas, is alive with songbirds and is a safe haven habitat for wildlife. The Humane Society of Wildlife Land Trust has promised to protect the land in conservation forever. The home and

Listed By: Sally E Mann / Equine Homes Real Estate, LLC



Class	Residential
Price - List	\$419,000
Price - Closed	\$419,000
Status	CL
MLS #	4800848
#Rooms	9
BedsTot	3
#Baths	3
SqFtTotFn	2,912
YearBuilt	1983
Acres	3.560000

47 Mountain View Drive Temple NH 03084

An abundance of natural light fills this one of a kind passive solar contemporary. The open floor plan is perfect for entertaining. The kitchen has granite counters, large custom granite table, marble backsplash, Sub Zero refrigerator, wine storage unit, Thermador double wall ovens, Bosch induction cooktop and two pantries. It flows into the large family room with a cathedral wall of windows with seasonal mountain views. The living room has an attached two story sunroom with brick floor and walls of windows. Upstairs office space with built in bookcase that leads into the master suite,

Listed By: Julia Plourde/ Keller Williams Lakes & Mountains Realty



Class	Residential
Price - List	\$449,900
Price - Closed	\$442,000
Status	CL
MLS #	4844496
#Rooms	11
BedsTot	5
#Baths	4
SqFtTotFn	3,496
YearBuilt	1983
Acres	3.030000

295 Colburn Road Temple NH 03084

Remarkable Custom Ranch with mountain views only minutes from Route 101. Gorgeous kitchen flows into large living room. Master bedroom with bath. Features one bedroom apartment in finished basement with it's own driveway and entrance. Many custom touches throughout, for exceptional single-floor living. Central AC, large sun room with lots of glass aids in heating and makes a great indoor greenhouse .New dishwasher and refrigerator on main level. New dishwasher, stove, microwave and refrigerator in apartment 2019. Washer and dryer in both units. Master bath

Listed By: Karl Zahn/ Bean Group / Nashua



Class	Residential
Price - List	\$550,000
Price - Closed	\$540,000
Status	CL
MLS #	4821083
#Rooms	8
BedsTot	3
#Baths	3
SqFtTotFn	2,797
YearBuilt	2005
Acres	5.002000

56 Woodcock Run Temple NH 03084

Enjoy the quiet in this stunning mountain retreat nestled in the rolling hills and forests of Temple's renowned Stonegate Farm luxury development. Beyond your own 5 private acres is a pond and walking trails next to the Timberdoodle Club offering its members exclusive access to fishing, bird hunting, and dog training in the protected land surrounding Stonegate. The interior of the home is a blend of elegant finishes and rustic charm, with many windows bringing the beauty of the outside in. At the heart of the house is a granite and maple kitchen with a gas cooktop, double wall ovens,

Listed By: Lisa C Boucher/ Hearthside Realty, LLC



Class	Residential
Price - List	\$599,000
Price - Closed	\$599,000
Status	CL
MLS #	4822132
#Rooms	8
BedsTot	3
#Baths	3
SqFtTotFn	2,544
YearBuilt	2002
Acres	22.390000

227 Hadley Highway Temple NH 03084

TRIPLE G FARM - This is a golden opportunity to own a working horse farm in southern NH. Centered around a 110' x 145' steel building, work efficiently in any weather at lessons and training under one roof. With a BIG 75' x 145' indoor riding arena, 17 stalls (12 are in/out), viewing/tack room, utility room and hay storage overhead, this clear span building would allow for any interior configuration. A second 6 stall barn can house your personal horses and being 48' long, holds 1,500 hay bales. The NEW outdoor arena measures 110' x 220'! The farm's 2002 colonial home is rustic, charming

Listed By: Shirley Sullivan/ Farms & Barns RE, LLC



Class	Residential
Price - List	\$600,000
Price - Closed	\$610,000
Status	CL
MLS #	4831547
#Rooms	10
BedsTot	5
#Baths	3
SqFtTotFn	4,072
YearBuilt	1776
Acres	8.700000

242 General Miller Highway Temple NH 03084

Built in 1778 this was once the home of General James Miller. Set on 3.93 acres (additional farmland acreage available) of lovely landscaped grounds as well as an additional 2 car garage and a run-in shed for animals or extra storage of equipment. Before the current colonial was built, the ell, which now serves as an apartment, was once the town store. Original features such as lead glass windows, hand hammered hinges and hooks are still present. This home tells the stories of centuries gone by throughout its many rooms and features. But wait, this may be a historical artifact in its

Listed By: Denise Whitney/ BHG Masiello Peterborough



Class	Residential
Price - List	\$759,000
Price - Closed	\$750,000
Status	CL
MLS #	4844152
#Rooms	6
BedsTot	2
#Baths	3
SqFtTotFn	3,700
YearBuilt	2004
Acres	10.000000

179 Stonegate Farm Road Temple NH 03084

Stonegate Farm is an exclusive sub-division of high end homes situated on minimum 5 acre lots all with views. This home was custom built with nothing but the highest quality materials and craftsmanship. Brazilian Cherry floors throughout, large master suite, breathtaking conservatory/sunroom. Large Kitchen dining area. Views from throughout the house include Pack and North Pack Mountains, the Stonegate Farm Lake and rolling beautiful fields. Adjoins prestigious Timber Doodle Hunting Club. Privacy, Views, luxurious home features provide an extremely special home environment. Yet 10

Listed By: David Deysher/ Coldwell Banker Realty Nashua