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>> First Temple ZBA Meeting of Special Exception Application of Boo Martin, Stepping Stones Farm and Event Center, LLC

>> 5/11/21

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>> Submitted by abutters Arlene Laurenitis and Alec MacMartin

>> 46 Collins Road

>> Wilton, NH 03086

>> Arlene Laurenitis, as Trustee, owns Map 9B, Lot 13 in Temple, and Map A, Lot 79 in Wilton

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>> For this first meeting, this submission is a condensed summary of our view, following a review of Boo Martin's Application materials posted to the Temple ZBA website as of 5/11/21. There are a significant number of matters and issues which we feel must be addressed and which we think will require a number of meetings to do so.

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>> 1. The Plan as submitted is inadequate for this process. The Plan fails to accurately describe the location of all site improvements. We request that the Applicant be required to do an engineered survey, to identify specifically what structures are there and where they exist on the property, and the uses of each structure; to delineate all parking places and spaces (size and location), driveways, identify existing state approvals, etc. Such an engineered survey will provide an accurate record for the future, and a clear understanding for the Temple ZBA and abutters as to what is on the Applicant's properties, and what the Special Exception encompasses. (To include all rental activities, outdoor gathering activities and locations, size of gatherings for and location of outdoor tent sites, etc.)

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>> 2. The description of the proposed use is incomplete, and fails to provide specifics for each type of event, i.e size of gatherings, hours of events, frequency of events, time limitations for each event (including start and finish times). Each type of event or use requires a separate description.

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>> 3. Adjacent land values. The proposed change of use from daytime activities to evening centered events, with amplified sound coupled with the serving of alcohol, will adversely affect the surrounding land values, trading rural residential evening quiet for noisy weddings and other events.

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>> 4. Compatibility with surrounding land uses. The proposed change to a commercial evening event venue, including weddings and the serving of alcohol, is incompatible with the neighborhood, and a drastic departure from the nature of the past uses of the property. These past uses and the seasonal usage of the neighboring Timberdoodle Club property have always been daytime activities, generally ceasing between 4 - 5 PM in the afternoon. This level of activity did not discourage the addition of about a half dozen residences in the Stonegate Development across Webster Highway. The addition of a commercial night-time focused use as a wedding and event

venue is not compatible with the existing development of this part of Temple as a rural residential/agricultural area. The traffic generated by this change of use will bring 100-200 additional trips to this area in the late afternoon and at night, when heretofore the traffic generated by this location had diminished substantially, all but ceasing outright in relation to its daytime numbers. Additionally, the noise and light generated by evening events is not compatible with the existing dark skies and quiet background noise levels now found in this rural residential/agricultural area.

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>> 5. Traffic. The proposed evening commercial use of both parcels is a drastic departure from the uses of the property over the past 40 plus years that we have lived here. Most significantly, the past activities involved no regular evening activities. Camp horse shows were held during the day. All riding lessons and Horse Power activities were spread out over the day and were generally completed by 4-5 PM in the afternoon. The Timberdoodle Club, the only other commercial venture in the immediate area, conducted shooting activities seasonally that didn't start before 9AM and were completed by 3-4 PM in the afternoon.

>> This proposed use is no longer daytime centered, and would dramatically increase the amount of evening and nighttime traffic over current traffic levels.

>> Putting an evening and night time focused commercial use, with deadline driven arrival and departure times in this location, is wrong. The location is about 2 miles from Rt. 101 and over 3 miles from Rt. 31. Webster/Burton Highway are each a winding, narrow, unlined road. Each has blind corners and a number of narrow road choke/tight spots. This proposed use represents a significant change in traffic usage resulting in an increased vehicular safety hazard to the community.

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>> 6. Sound. The Temple Noise Ordinance specifies the no more than 35 dBA (10-min L10) from 7 PM to 7AM, and 45 dBA (10-min L10) from 7 AM to

>> 7 PM. Outdoor amplified sound at the locations specified by the applicant will not meet these standards as measured at the lot lines. It is doubtful that indoor amplified sound played through a professional sound system located in the barn venue and played at levels typically found at wedding venues will meet these standards as well. On Friday, May 5, 2021, abutters and others met with Boo for a sound check. In the barn, a home stereo, without a subwoofer, playing at 85 dBA measured in the middle of the barn space, measured 40 to 45 dBA at the lot lines at about 3:30 PM.

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>> 7. Lighting. The current lighting onsite uses common flood light fixtures, and therefore is not dark sky compliant. We request that any evening or night time lighting be provided by dark sky compliant fixtures.

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>> 8. Other concerns we have include Fire Safety and the integrity of the Barn structure, Regional Impact, and a review of the existing state permits to determine the adequacy of septic systems for the proposed changes in usage.

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>> We feel this proposal is not compatible with this area of Temple. Your decision will have lasting consequences. Our hope is that the existing balance between business activity and the peace and tranquility in this corner of Temple will be

preserved.

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>> Respectfully submitted,

>> Arlene Laurenitis, and

>> Alec MacMartin

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