

EXHIBIT LIST
Ben's Sugar Shack
Application for Special Exception

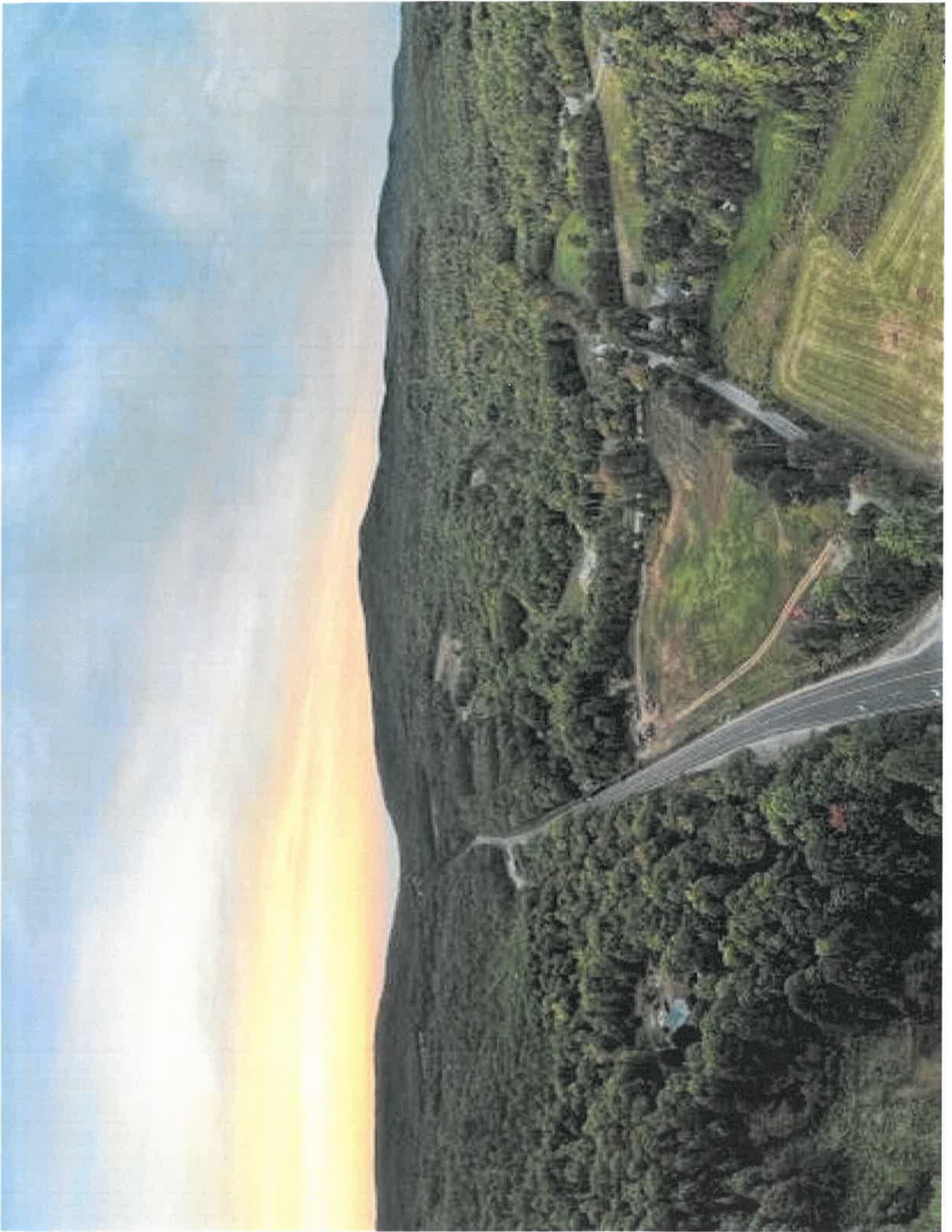
1. Complete Plan Set (submitted with application)
2. Colored elevations (submitted with application)
3. Rendering of building (submitted with application and again with this list)
4. Aerial photos (3) of site and surrounding area (submitted with this list)
5. Six-page communication from Ben's Sugar Shack, including
 - a) "How Ben's Sugar Shack began,"
 - b) "Why we need bigger and why it is good for Temple,"
 - c) "Free, Fun & Educational Maple Tours,"
 - d) "Characteristics of our Market,"
 - e) Two-page summary of estimated allocation of space in the Market (submitted with this list).
6. Traffic Memo by traffic engineer, Steve Pernaw (submitted prior to September 15, 2020 hearing).
7. Letter concerning accidents at the Webster Highway/Route 101 intersection from Fire Chief (submitted with this list).
8. Aquifer Map from NH GRANIT, map generation date 9/2/20 (submitted as part of September 15 hearing).
9. Facebook communications (submitted with this list).

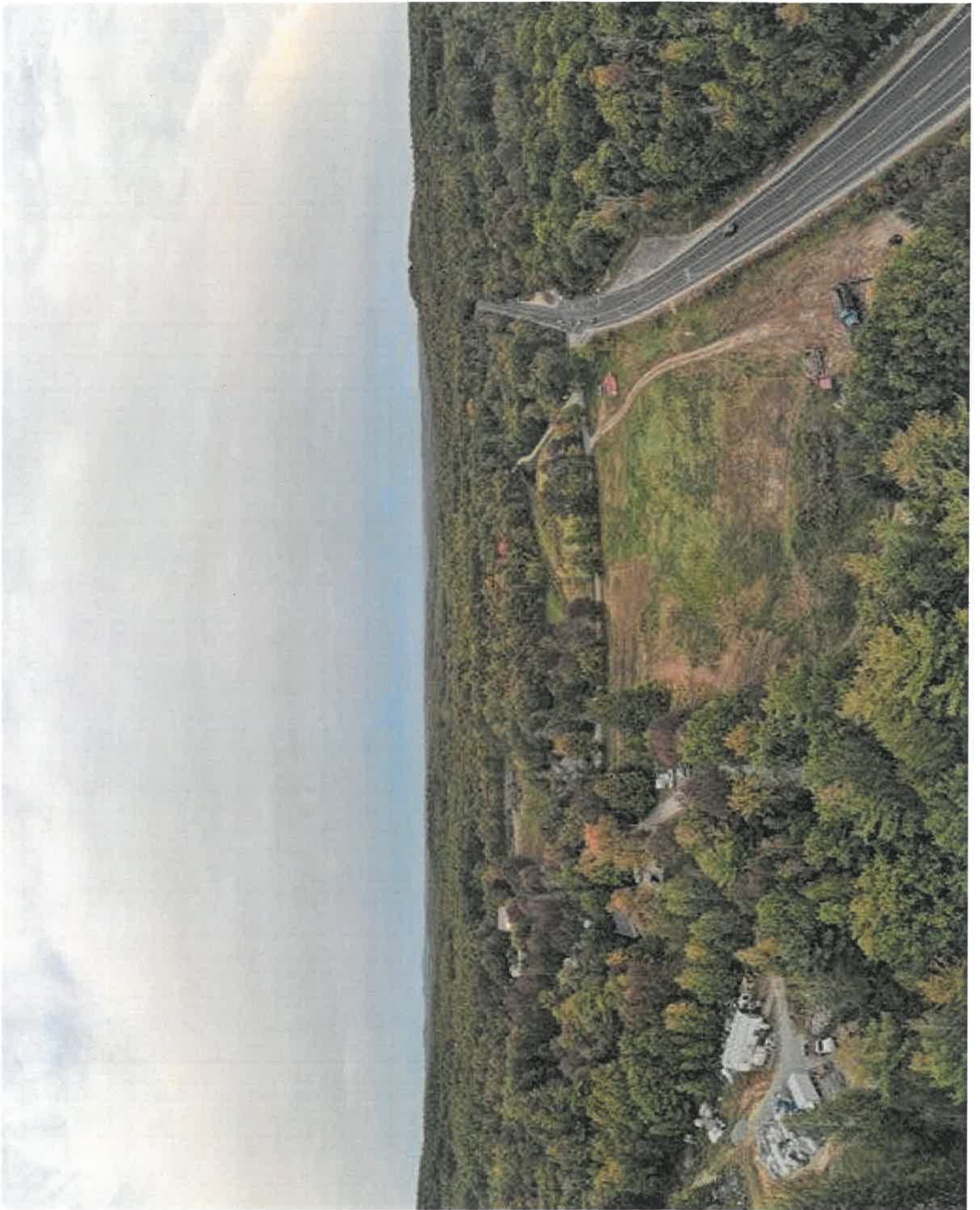


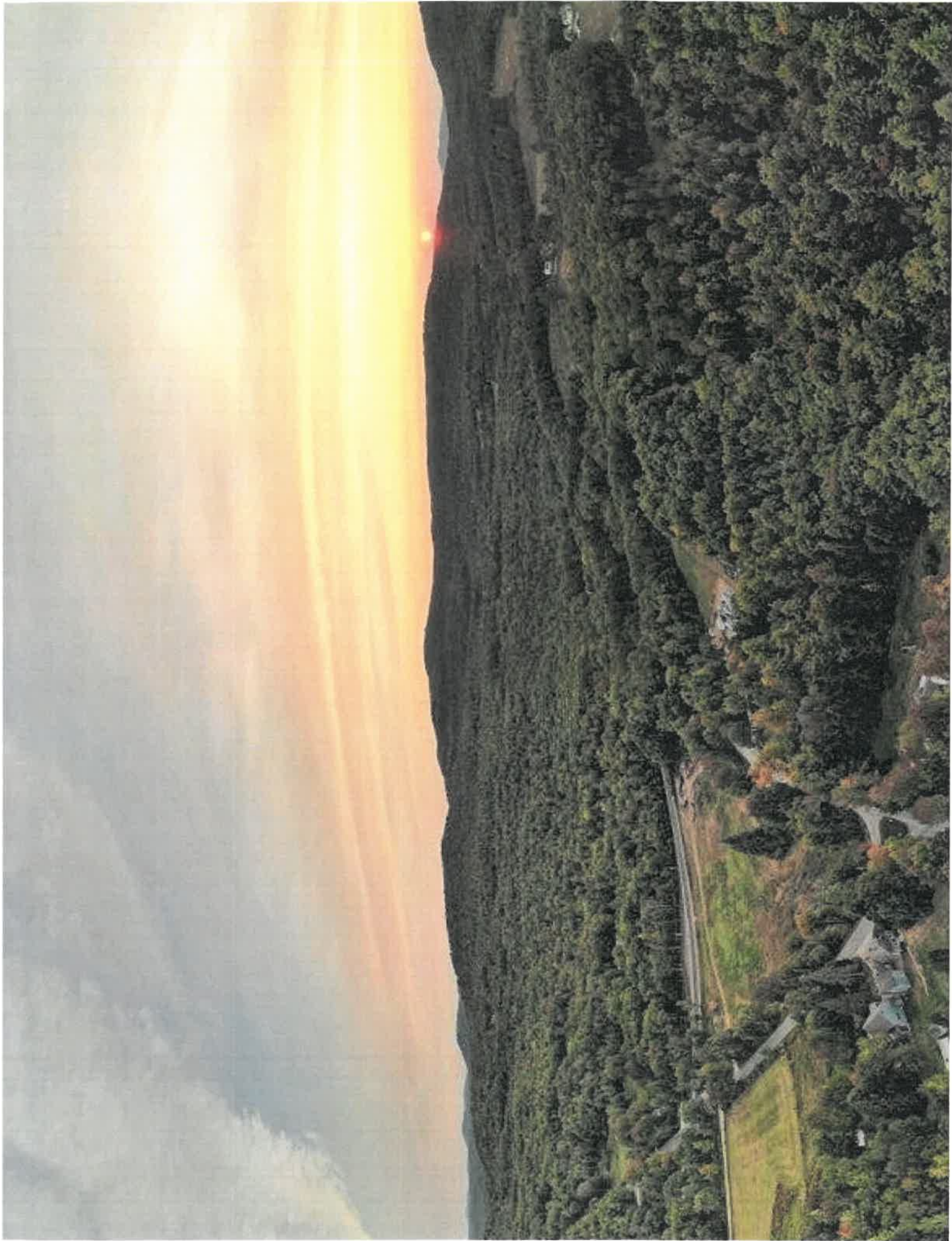
BEN'S SUGAR SHACK & MARKET | *Perspective Rendering*

Brickstone
Land Use Consultants LLC
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S&A STEVENS & ASSOCIATES, P.C.
SMART DESIGN FOR LIVABLE COMMUNITIES
ARCHITECTS | ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS







Eat Pure
Shop Real



How Ben's Sugar Shack began....

Established. 1993

Owner, Ben Fisk's passion for making maple syrup started when he was 5 years old while visiting a maple sugar house on a field trip in preschool. It was from that point on that he knew he was going to make syrup. After coming home from school he immediately told his Dad all about his experience and ideas. The very next day he and his father got started and created their own homemade evaporator and hung only 13 sap buckets. Although that first year only produced less than a gallon of syrup, within ten years, at age 16, Ben won the Maple Producers Carlisle Trophy for the best syrup in New Hampshire. Now, Ben's Sugar Shack has grown to include two sugar houses, a wide variety of pure maple products, and a focused staff year-round. With each year we have experienced phenomenal growth in both the wholesale and retail markets, while continuing to focus on producing the finest maple products in the world. Whether you are looking for 100% Pure Maple Syrup, Maple Candy, Maple Cream, Maple Sugar, or even Maple Cotton Candy, Ben's Sugar Shack has that delicious something that you are searching for.

Why we need bigger and why it is good for Temple....

Ben's Sugar Shack needs a bigger facility for its customers and its production needs. Currently we struggle with storage space and room for outgoing orders. With the new facility we will be able to operate more efficiently with products and materials being in one facility and not multiple buildings. The new facility will be able to better accommodate customers when shopping since our gift shop now is only 12 ft by 16 ft. We want to offer a better maple tour experience by being able to accommodate larger crowds. Our new building will have sufficient parking for customers and also have a separate entrance for trailer trucks during the week. This is important for our customer and employees safety. Having a separate entrance for trailer trucks will also help in road safety since there will be enough room for turnarounds and a proper loading dock.



Our new building will positively impact Temple by creating more jobs, larger tax revenue without putting pressure on school system, a local shopping experience, a safer solution for traffic in the neighborhood and a complimentary location to other businesses in town. Our new facility will be a perfect stopping place for hikers and leaf peepers in the summer and fall months. Our market will provide a local network for all businesses in town and we look forward to being successful together.

Free, Fun & Educational Maple Tours

Being a maple producer is a rigorous job in the spring months. Ben and his team work very long hours to maintain the woods and ensure the ultimate production of maple sap. We like to educate our consumers on the New England tradition of making pure maple syrup.

Tours are very important to us at Ben's Sugar Shack! We are able to educate the community and offer a free and fun experience. Our biggest goal is to promote pure maple syrup and keep the New England tradition well known for generations to come. We do have large crowds for a few weekends a year and our new building will be able to safely accommodate the numbers.



Characteristics of our Market

Inside our 3000 Sq Ft market space we plan to have a variety of products for a quick and convenient stop. A large portion is going to be for our maple syrup and other maple products. Since supporting local farms and maple syrup is so important in New Hampshire we want to combine both to make a market. Our hopes is to have our customers stop by for a quick deli sandwich for lunch or a last minute need for a couple vegetables to complete their dinner at home. We will focus on local companies, fresh farm to table produce, our own grown produce, local meat and eggs and specialty products. To promote our maple even more we plan to have our maple donuts, maple ice cream and maple nuts year round! The evaporator room will also be available year-round to our customers so they can learn and experience the process for themselves.



Our Maple Products!

Fresh & Local Bread

Fresh Cut Delicatessen

Grab-N-Go Sandwiches

Prepared Salads

Homemade Meals

Farm Fresh Produce

Specialty Desserts

Local Meats



In 2021 Ben's Sugar Shack would like a bigger facility in order to meet all demands for maple syrup production. Attached to the facility will be a retail store to offer maple products and other grocery essentials. Below you will find a list of items that will be offered to our customers. Each category is broken down with how many square feet the displays/shelves will have. Total of 3000 SQ FT.

These are estimated sizes and have not been finalized yet.

1000 SQ FT Maple Display

- Pure Maple products, maple confectionaries, maple baked goods

200 SQ FT Deli and Prepared Foods

- Ready to eat products such as sandwiches, soups, salads, entrees

240 SQ FT Produce Section

- Including in season and local vegetables and fruits

108 SQ FT Bakery Displays

- Including 3 displays to merchandize local bakeries (e.g) Orchard Hill bakery/Kernal Bakery breads, home-made scones, pastries, Danish breads, muffins, etc.

90 SQ FT Meet/Seafood

- Including a butcher counter with custom cut meats and a small seafood display on ice. (e.g) Burger, steaks, roasts from local farms. Seafood (e.g) from S&S seafoods- Salmon, Haddock, Shrimp, Scallops, Lobsters in Season, Mussels In Season, Tuna and Swordfish.

400 SQ FT Grocery Essentials

- Including 3 aisles with wooden displays.
Small section of cleaning products including paper towels, toilet paper, soaps, tin foils, etc.
Remainder of dry goods, including cereals, pasta, canned items, chips, crackers, beverages, candy, specialty items, etc. Most items will be locally made or from small businesses.

54 SQ FT Freezer Section

- Including prepared foods made from scratch out of the deli, (e.g lasagna, casseroles, soups, etc)

Frozen meat, local ice cream, vegetables, breads, pizzas, etc.

150 SQ FT Refrigeration

- Including milk, juice, eggs, dairy items, cheese, beverages, ready to eat foods, etc.

Remaining SQ FT (approx. 758) will consist of seating for customers, 2 register counters, cart storage, walk ways, other small/seasonal displays.

We are striving for locally made products and specialty items. We do not want to carry the same brands as a major retailer or grocery store. We want our market to stand out with unique items that will keep customers coming back and supporting local.



Temple Volunteer Fire Department

423 NH Route 45

Po Box 80

Temple, NH 03084

603-801-8607

Chief: George Clark Deputy Chief: Ken Caisse

To Mr. Ben Fisk

I am sending you this letter in regards to your request I received on 9/24/2020 inquiring about Motor Vehicle Accidents (MVA) at the Intersection of Route 101, Webster Highway and Route 45 in Temple, NH over the past 3 years. I went through all our calls from 1/1/2016 til 9/24/2020 and we had a total of 2 MVA's in that time span. One on 6/18/16 and another on 10/5/17. The one on 10/5/17 was actually in front of 5 route 45 but they have it down as the intersection of Route 101 and route 45. Please let me know if we can be of any further assistance.

Any questions please feel free to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read "George Clark".

George Clark
Fire Chief



Temple, NH Area



127

This is from the Town of Temple Facebook page this is not from Ben's Personal or Business Facebook so Ben does not personally know most of these people.



Tamora Andrews
Sounds Fabulous! 1

Like · Reply · Message · 1w



Dawn Lancaster Mahoney
Love it!!! 1

Like · Reply · Message · 1w



Marc Tagalakis
Awesome! Best wishes! 1

Like · Reply · Message · 1w



Allison Cabana
That would be a great addition to a Temple. We hope it is approved!

Like · Reply · Message · 1w



Lisa Lazarou Sumner
I think it will fit in there rather nicely!!!

Like · Reply · Message · 1w



Tami Frazier-Trumphour
I think it's a great fit 😊

Like · Reply · Message · 1w



Pamela Berry
This is fantastic!  1

[Like](#) · [Reply](#) · [Message](#) · 1w



Amy Cabana
So excited for this project, it will be nice to have a place to direct our Inn guests to patronize a business in Temple instead of sending them out of town! Ben and Emily Grace have done their homework and are making good use of the lot on the 101 corridor, without impacting our "rural character", and also contributing to our tax base!

[Like](#) · [Reply](#) · [Message](#) · 1w



Jackie Davis
Wowee! This is exciting!  3

[Like](#) · [Reply](#) · [Message](#) · 1w



Kenneth Quinn Jr
Looks a little like outdoor man. This would be a great addition to the town and area.

[Like](#) · [Reply](#) · [Message](#) · 1w



Jen Philbrick
Excellent!  1

[Reply](#) ·  Emily Grace replied · 1 Reply



Peter VonSneidern
Good to see a local business man succeed .

[Like](#) · [Reply](#) · [Message](#) · 1w



Like · Reply · Message · 1w



Eric Beckmann
Can't wait Ben building looks great ...



Like · Reply · Message · 1w



Lauren Elizabeth Marshall
This is exciting news! Can't wait to see the project take shape!



Like · Reply · Message · 1w



Colleen Bouchard
Very exciting 🤔🤔🤔👍 1

Like · Reply · Message · 1w



Deborah Greeley
wonderful!!!!!! 👍 1

Like · Reply · Message · 1w



Simon Le Comte
Ben and Emily this looks awesome

Like · Reply · Message · 1w



Lara Jane
This is wonderful! For the life of me, I can't understand Temple residents' resistance to new businesses or the expansion of current ones. This only helps the town and the taxpayers. The 101 corridor is a perfect place to add businesses to our small town.



Like · Reply · Message · 1w



ShamarandFiona Nixon
Good luck! A wonderful addition and one I fully support.



Like · Reply · Message · 1w



Ed-Lorraine Vickery

As direct neighbors of Ben, we totally support this project.

[Like](#) · [Reply](#) · [Message](#) · 6d



Kimberly Zeigler Sell

Oh I hope this goes through. I LOVE this idea!

[Like](#) · [Reply](#) · [Message](#) · 6d



Jen Philbrick

We will be in on the zoom to fully support! Best of luck to Ben and Emily, great landlords and great people!

[Like](#) · [Reply](#) · [Message](#) · 2d



Alan Fox