



Board Assistant <boardassistant@templenh.org>

Regarding Ben's Maple Sugar construction request and excerpts from the Temple Master Plan

1 message

David Bond <djb489@gmail.com>
To: boardassistant@templenh.org

Sun, Jan 3, 2021 at 9:35 PM

Dear Board ...

Regarding Ben's proposal to build at the corner of Webster HW and Rt. 101 ... This afternoon, I decided to visit Temple's Master Plan on the town website. I had a vague recollection of a night I sat in on a Board meeting back in 1980's ... soon after we built in Temple. During the meeting, part of the discussion focused on RT. 101 as a potential corridor for commercial development in town.

So, I went to the Master Plan today to see if there were references made to giving consideration to commercial development on the segment of Rt. 101 passing through Temple.

This is what the current Master Plan outlines. I've bolded those references that may apply to Ben's Maple Sugar proposal ...

From Page 3 of Temple's Master Plan ...

"Economic Development"

"The Town of Temple does not presently have a great deal of commercial or industrial development. However, the added impact of new families through residential growth to be served may require limited expansion of commercial and/or industrial development. **While it is not intended to encourage large commercial enterprises in Temple, the designation of a location on Route 101 or other area in town for these types of uses should not be ignored, in order to provide a moderate amount of facilities and services geared to the traveling public.**"

And, from Page 12 ... "Economic Development"

"GOAL: Promote Economic Development in Temple as a way to Protect and Enhance the Town's Quality of Life in a manner consistent with the Master Plan and Temple's history.

POLICIES:

1. **Create and maintain a balanced tax base by increasing certain commercial and industrial base that reduces the tax burden borne by individual home owners.**
2. **Promote a wide range and number of local employment opportunities.**
3. Increase educational opportunities for Temple residents to promote a more educated work force.

4. Encourage home occupations and home-based businesses.
5. Encourage agricultural and forestry businesses.
6. Enhance the appearance and economic vitality of the Village Center area by upgrading its public infrastructure and encouraging fuller utilization of more Main Street properties.
7. Ensure the housing stock and residential development opportunities in Temple support Temple's economic development goals.
8. Recognize the essential role that telecommunications plays in today's economy.

9. Promote the development of tourism-based businesses."

Most of us live in Temple because we find comfort living in the quiet, rural countryside. There is no question ... Temple is a jewel in the Monadnock Region. We are rural, yet are in close proximity to all services ... health, commercial, cultural, educational, recreational. And, the last thing most of us would want to see is the commercialization of our town. Utilizing his property at the corner of Webster HW and Rt. 101, Ben would satisfy several of the goals established in the proposed "Economic Development" of the Master Plan without impacting the rural character of Temple.

With that said ... Ben was born, bred and lives in Temple. At a young age, he created a successful business ... a traditional New England business. Like his maple trees, his roots in town run deep ... and, I'm sure if you asked him, he'd tell you he wants, like all of us, to maintain the rural charm of Temple.

Respectfully submitted,

Dave Bond
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