

To: The Town of Temple, New Hampshire  
Zoning Board of Adjustment

From: Tom Hawkins  
203 Old Revolutionary Road, Temple, New Hampshire 03084

RE: Application for Special Exception –  
Tax Map 2, Lot 17 – Property of Ben's Pure Maple Products, LLC Date:

November 16, 2020

Dear ZBA Committee Members:

I have submitted a prior letter to the ZBA on September 29, 2020, in which I explained my interest in, and concerns about the Application for Special Exception by Ben's Pure Maple Products, LLC to construct a 16000+ square foot production facility on the Whiting Field.

As time has progressed and as I have had access to more of the public information describing this proposed project, I have come to better understand its impact on the gateway to our Old Revolutionary Road neighborhood, Temple and the Pack Monadnock and Temple Mountains.

In my previous letter, I raised concerns about:

- The dramatic change of use at this property from rural residential/agriculture to industrial/commercial/retail,
- The mass and scale of the building as presented to the highway,
- The impact of this operation on traffic along the local roads,
- The introduction of light pollution to our neighborhood dark skies,
- The increased trucking noise and exhaust, and
- The potential impact on the soils, streams, and aquifer.

Recently, I have become aware that this project includes, not just a large production facility for processing and bottling raw maple sap and syrup for distribution, and a retail space to sell those maple products, but a convenience store – an expanded market – offering a wide range of products. Those products are not at all based in the applicant's core business of maple sugaring but expand that business activity to include products ranging from custom cuts of meat and seafood to coffee, pastries and deli sandwiches toilet paper, paper towels, cereal, bread, milk and eggs. These products and the functions of the proposed retail space are far greater in scope than those of a sugar shack or sugar house. The proposed facility will have all the trappings of a 7-Eleven or Cumberland Farms convenience store and appears to aspire to an even larger market operation. As such, its hours of operation will become early morning to late evening. Its operation will be a serious threat to Temple's Willard General Store. The traffic in and out of the property will be far greater than projected in the application.

Of particular concern are the traffic impacts created by the morning sale of coffee, pastries, and deli products. The convenience store will create a regular stop for morning commuters using Route 101. Eastbound traffic crossing against westbound traffic from Route 101 onto Webster Highway will increase, creating congestion and delay at that intersection. Customers attempting to make that turn will quickly discover they can avoid that point of congestion by making a quick turn onto Old Revolutionary Road further west on Route 101. It can be anticipated that, from the convenience store's opening at maybe 5:00 or 6:00 am until mid-morning, there will be an increased flow of traffic down Old Revolutionary Road through our quiet neighborhood.

Below is the applicant's proposed two-page list of convenience store / market items to be sold in the retail space. This list can be also viewed in the materials submitted with the application to the ZBA.



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.

Again, in my previous letter, I raised a concern about the mass and scale of the proposed factory and retail building. That concern was based on my viewing the site plan which contained no elevations for the project. Subsequently, I have been able to view the elevations and isometric drawings provided to the ZBA by the applicant's engineering firm. Those drawings reveal a presentation of the building that is even more concerning, given the building's height and placement on fill in the field.

Because it can be difficult to visualize the mass and scale of a project from floor plans and elevation drawings alone, the images below illustrate clearly the proposed mass and scale by superimposing scaled line drawings of neighborhood homes upon those of the proposed facility.

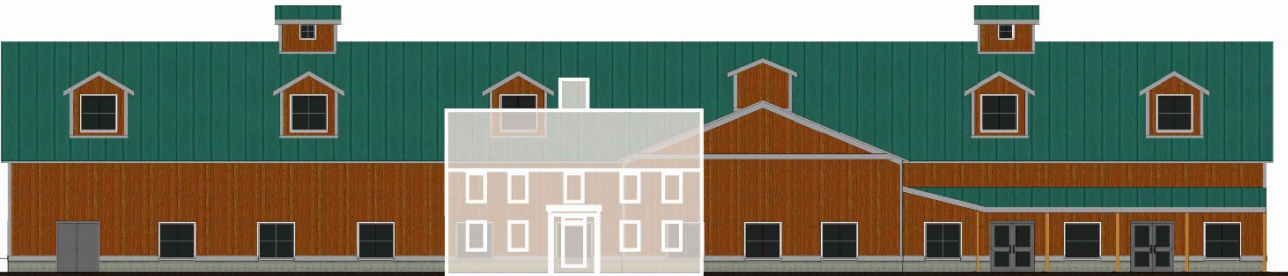
While the footprint of the proposed facility far exceeds those of our neighborhood homes and barns, it is the comparatively massive scale demonstrated by the direct comparison of elevations of neighborhood homes with those of the propose facility that underscores the fact that the mass and scale of the proposed facility is excessive, inconsistent and ultimately incompatible with our existing neighborhood. Worth noting: the dog-house dormer windows on the proposed facility measure 5'x5', making the dormers themselves as large as some rooms in our neighborhood homes.



85 Old Revolutionary Road



409 NH Route 101



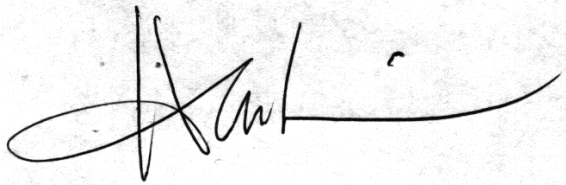
Old Heald-Edward-Kullgren-Fox Homestead which stood in this Whiting Field until 2012.



203 Old Revolutionary Road

I wish it known that I am not opposed to the applicant's expansion of his business or that he uses his property. I am opposed to an expansion that is incompatible with and has a detrimental effect on our neighborhood and on our community. Most in our neighborhood expected the applicant would build a type of sugar shack or sugar house in the Whiting Field. However, we did not anticipate a facility of such extreme scale or for such activities as is the case with a convenience store / market. As the applicant's 2015 Septic System Permit for his existing septic system demonstrates, the applicant's original plan seemed to be a more appropriate and modestly scoped use with - at peak times - 10 employees and a dry goods retail space of 900 square feet (as opposed to this year's application citing 26 employees and in excess of 3,000 square feet of retail space). Such a smaller scope would be far more reasonable and more appropriate than the proposed facility and uses. The proposed facility and uses as described in the application before the ZBA, is not appropriate for this site nor for this neighborhood, and the applicant should be encouraged to either reduce the mass and scale of the proposed facility or locate it in an alternate location that is expressly zoned for such commercial use.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tom Hawkins", written on a light-colored, textured background.

Tom Hawkins