

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

GENERAL APPLICATION FORM

Revised June 2019

423 Route 45
PO Box 191
Temple, N.H. 03084

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION

(Please read carefully)

For an application to be scheduled with the Zoning Board of Adjustment (ZBA), you shall submit the following items to the Temple Town Office:

1. Completed and signed ZBA General Application Form. The application will not be placed on the ZBA agenda unless all required signatures are on the application.
2. A specific Application Form for the type of application you are making:
 - a. Special Exception
 - b. Variance
 - c. Appeal of Administrative Decision
 - d. Equitable Waiver of Dimensional Requirements
3. Other information to provide (if applicable):
 - (a) Two (2) copies of a plot plan of the lot as shown on the Town Tax Map which shows the existing and proposed improvements, drawn to scale, along with existing and proposed setback distances.
 - (b) Pictures or construction plans showing all sides of the structure to which any improvements are proposed to be made.
 - (c) Any wetlands or aquifers shall be identified by a wetlands scientist for reference by the Conservation Commission. You shall meet with the Conservation Commission to discuss the proposal and receive a written report that will be forwarded to the ZBA prior to the FINAL public hearing.
4. Mailing Labels. Prepare mailing labels for all abutting property owners (as defined by RSA 672:3), licensed professionals on plan, owners, and applicants. See Attachment 1 for detailed requirements.
5. The required fees. See fee schedule in Attachment 2.
6. The completed Authorization to enter your property form included in Attachment 3.

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An application may be delivered to the Town offices by hand (see Town website for office hours) or by US mail. An application will be considered received when stamped below.

Note: As an applicant, you must be familiar with each of the following:

- a. Temple Zoning Ordinance
- b. Temple ZBA Rules of Procedure
- c. New Hampshire statutes on zoning (RSA's)

Documents a and b are available on the Town's web site or Town office. Document c is available on the State's website.

AUTHORIZED SIGNATURES

I/We certify that we have read the above Application Instructions and that this application is correctly and accurately completed in accordance with the Town of Temple's Zoning Ordinance and the requirements of this application. I/we agree to pay the fees outlined in the attachment to this application.

Ben Fisk
Applicant(s) Signature

12/22/2020
Date

As property owners, I/We give the applicant and/or agent, as stated hereon, our authorization to submit this application and represent us on matters relative to the Town's ZBA process. I/We also authorize members of the Temple ZBA and its agents access to the property described on this application for on-site review of the proposed application if necessary:

Ben Fisk
Property Owners(s) Signature

12/22/2020
Date

Office Use Only

Date Received: _____

Fees Paid: _____

Initialed: _____

Case #: _____

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Type of Application:

(check all that apply)

- Special Exception
 Variance
 Appeal of Administrative Decision
 Equitable Waiver of Dimensional Requirement

2. Applicant:

Name(s): Ben's Pure Maple Products, LLC
Address: 83 Webster Highway
City: Temple State: NH Zip: 03084 Phone: 603-562-6595
Email: _____

3. Property Owner(s):

Name(s): Benjamin Fisk
Address: 83 Webster Highway
City: Temple State: NH Zip: 03084 Phone: (603) 562-6595
Email: _____

4. Primary Contact:

Name(s): Thomas Hanna
Phone: 603-352-1928
Email: hanna@nhlandlaw.com
 Applicant Owner Attorney Surveyor/Engineer

5. **Project Name:** Ben's Sugar Shack
Street Address: NH Route 101 and Webster Highway
Tax Map: 2A Lot: 17
Acreage: 6.88

6. Zoning District(s)

(check all that apply):

- Village and Historic Preservation
 Rural Residential and Agricultural
 Mountain

7. Request

Please explain what you are seeking from the ZBA.

Variance from Section 13A requiring 500 feet between a commercial development and a residential dwelling without homeowner consent.

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PLEASE FILL OUT THE APPLICABLE APPLICATION FOR THE TYPE OF REQUEST YOU ARE MAKING

i.e. Special Exception, Variance, Appeal from an Administrative Decision or Equitable Waiver of Dimensional Requirements.

Notes:

- (1) In addition to the information requested in this application, the Temple ZBA may request any additional information it deems necessary to make a decision regarding your application.
- (2) Please feel free to attach any additional information to this application that you feel would be helpful to the ZBA.
- (3) As the applicant, it is your responsibility to provide evidence that you meet each of the requirements for the type of decision you are requesting. You may want to consult an attorney or other professionals as you prepare your application.

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Attachment 1

Mailing Label Requirements

You must submit 2 sets of mailing labels with the current mailing addresses of:

- a. The applicant,
- b. The property owner or owners, if different from the applicant,
- c. Every person who owns property which touches any lot involved in the application (even at a corner) or is directly or diagonally across a road or stream, and
- d. The holders of any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application.

Those persons in category (c) are known as “abutters.” It is your responsibility to provide accurate mailing labels including all abutters. Any ZBA decision made without notice to all of the abutters may be invalid. Any abutter without proper notice may be able to have the decision overturned.

Preparing a list of Abutters for the labels

- a. Find the lots you are interested in and the abutting lots from the tax maps at the Town Office or on the Town website.
- b. Get the current mailing address for the owners of each abutting lot maps at the Town Office or on the Town website.
- c. Check whether there are any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application. Make sure that you get the correct mailing address for the entity that holds such restriction. It may be a conservation group, a homeowners’ association, or the Town of Temple.
- d. If a lot is held under collective ownership by an association, “abutter” means the officers of the association.
- e. Note: The Town of Temple only has information on properties within Temple. If the lot under consideration abuts an adjoining town, you will need to go to that town for abutter information.

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Attachment 2

Zoning Board of Adjustment Application Fee

A fee will be charged sufficient to cover the ZBA's administrative fee, the mailing of legally-required notices and placing a notice in the local paper. The ZBA is authorized to select and retain outside technical, investigative, or legal assistance when the ZBA deems such assistance to be necessary to properly evaluate any application and the ZBA may charge those expenses to the applicant.

1. Application fee:	\$ 150.00
2. Required notices: \$6.95 x 14 *	\$ 97.30
3. Newspaper notice: **	\$ 165.00
4. Professionals retained by the ZBA: ***	\$ _____
5. Total Application Fee	\$ 412.30

Notes to above:

* Actual cost times number of notices

** Actual cost

*** To be assessed by ZBA

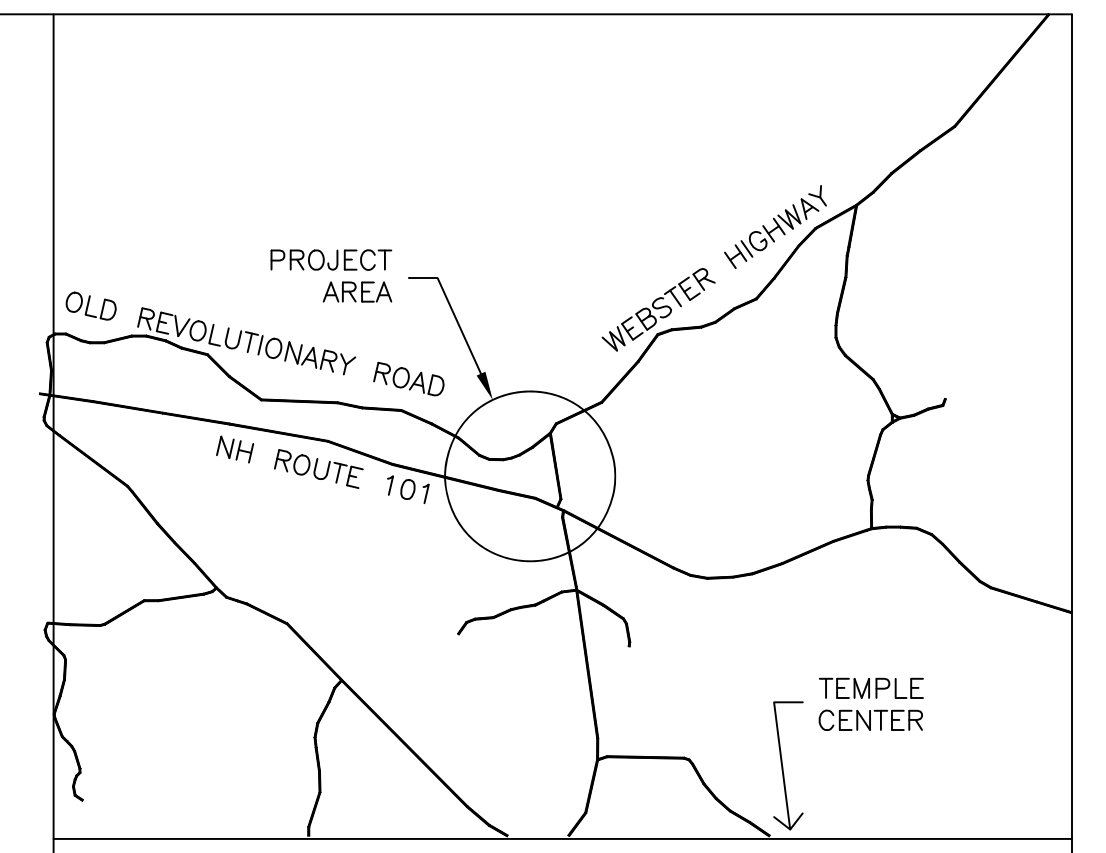
To find out about specific fees, or to get answers to questions, contact the Town Office at 878-2536.

BEN'S SUGAR SHACK

JUNE, 2020

BEN'S MAPLE PRODUCTS LLC

83 WEBSTER HIGHWAY, TEMPLE NH 03084
(603)-924-3111



LOCUS

Brickstone
Land Use Consultants, LLC

Site Planning, Permitting and Development Consulting
185 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

S&A STEVENS & ASSOCIATES, P.C.
SMART DESIGN FOR LIVABLE COMMUNITIES

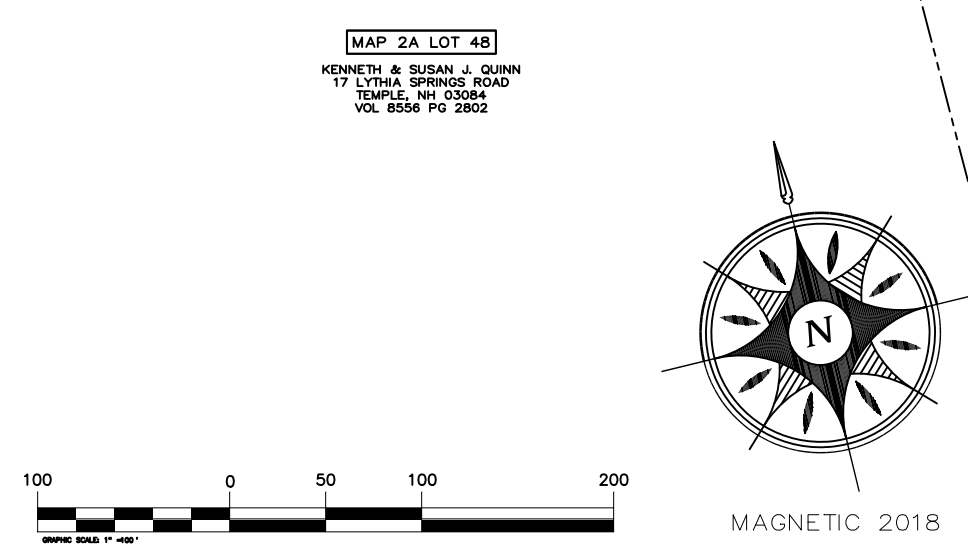
ARCHITECTS ENGINEERS LANDSCAPE ARCHITECTS
PH: 802-257-9329 F: 802-258-3892 WWW.STEVENS-ASSOC.COM

DATE: 12-21-2020
REVISION: ABUTTER DISTANCES



NOTE:
SEE BOUNDARY PLAN BY
CARDINAL SURVEYING & LAND
PLANNING FOR METES AND
BOUNDS

- LIST OF DRAWINGS**
- T-1 TITLE SHEET
 - C-1 EXISTING CONDITIONS
 - C-2 SITE PREP
 - C-3 LAYOUT
 - C-4 GRADING, DRAINAGE & EROSION
 - C-5 UTILITIES
 - C-6 DRAINAGE AND EROSION CONTROL DETAILS
 - C-7 GENERAL SITE AND CONCRETE DETAILS



TITLE SHEET & REGIONAL MAP

PROJECT. NO. 20-024

T-1

SHEET 1 OF 8

Parcel ID: 2A-14, 2A-17, 2A-18, 2A-27-1
Benjamin Fisk
83 Webster Highway
Temple, NH 03084

Parcel ID: 2A-16
Kenneth and Samantha Trudeau
409 NH Rt 101
Temple, NH 03084

Parcel ID: 2A-27-2
Brian and Joyce Kullgren, Trustees
PO Box 205
Temple, NH 03084

Parcel ID: 2A-15-2
Paul and Anne Clifton-Waite
52 Old Revolutionary Rd
Temple, NH 03084

Parcel ID: 2A-48
Kenneth and Susan Quinn, Trustees
17 Lythia Springs Rd.
Temple, NH 03084

Brickstone Land Use Consultants, LLC
James Pippard
185 Winchester St.
Keene, NH 03431

Parcel ID: 2A-19
Edward and Lorraine Vickery
3 Old Revolutionary Rd.
Temple, NH 03084

Parcel ID: 2A-20
Daniel A. Kufinec-Copertino, Trustee
Alfred F. Copertino Jr., Trustee
96 Webster Highway
Temple, NH 03084

Parcel ID: 2A-51-1
Steven and Christine Andersen
12 NH RT 45
Temple, NH 03084

Parcel ID: 2A-51
FHLMC
HG1-THO1
8200 Jones Branch Drive
McLean, VA 22102-3110

Parcel ID: 2A-51-1
Michael and Janet Dube
1 NH RT 45
Temple, NH 03084

Thomas R. Hanna, Esq.
BCM Environmental & Land Law
41 School St.
Keene, NH 03431

Cardinal Land Surveying
185 Winchester St.
Keene, NH 03431

Ben's Pure Maple Products LLC
83 Webster Highway
Temple, NH 03084