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SILAS LITTLE  
MARK D. FERNALD

RETIRED:  
RICHARD R. FERNALD  
ROBERT TAFT  
J. RODERICK FALBY, JR.

January 6, 2021

Town of Temple  
Zoning Board of Adjustment  
423 Route 45, P O Box 191  
Temple, NH 03084

Re: Variance Application of Ben's Pure Maple Products, LLC, Tax Map 2, Lot 27

Dear Members of the Board:

With this letter I enclose tax cards I have obtained from the Town of Bennington, Town of Jaffrey and the Town of Swanzey. These are tax cards for the Dollar General Stores that are in those towns. My purpose in providing this to the Board is to demonstrate the proposal of Mr. Fisk with respect to the property at the junction of Route 101 and Webster Highway is about two times the size of these Dollar General Stores and the structure would lend itself to this type of use. I wish to emphasize to the Board the consideration is character and nature of the proposed use and not the personality and Horatio Alger history in Town of the applicant.

Very truly yours,

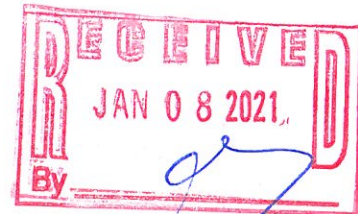
Fernald, Taft, Falby & Little  
Professional Association

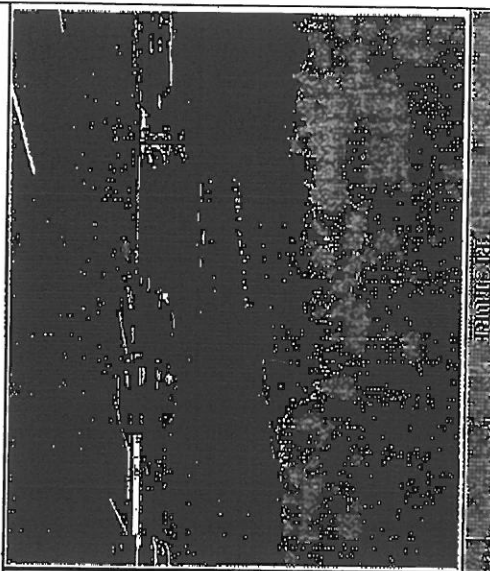
By:   
Silas Little

Direct Line: 603-924-3364 Ext. 14

sl/djh  
enc.

H:\Real Estate\Hawkins, Tom\Temple.ZBA.ltr.01.06.21.wpd





**19-21 RADNOR REALTY, LLC**  
 152 BELLEVUE ROAD  
 WATERTOWN, MA 02472

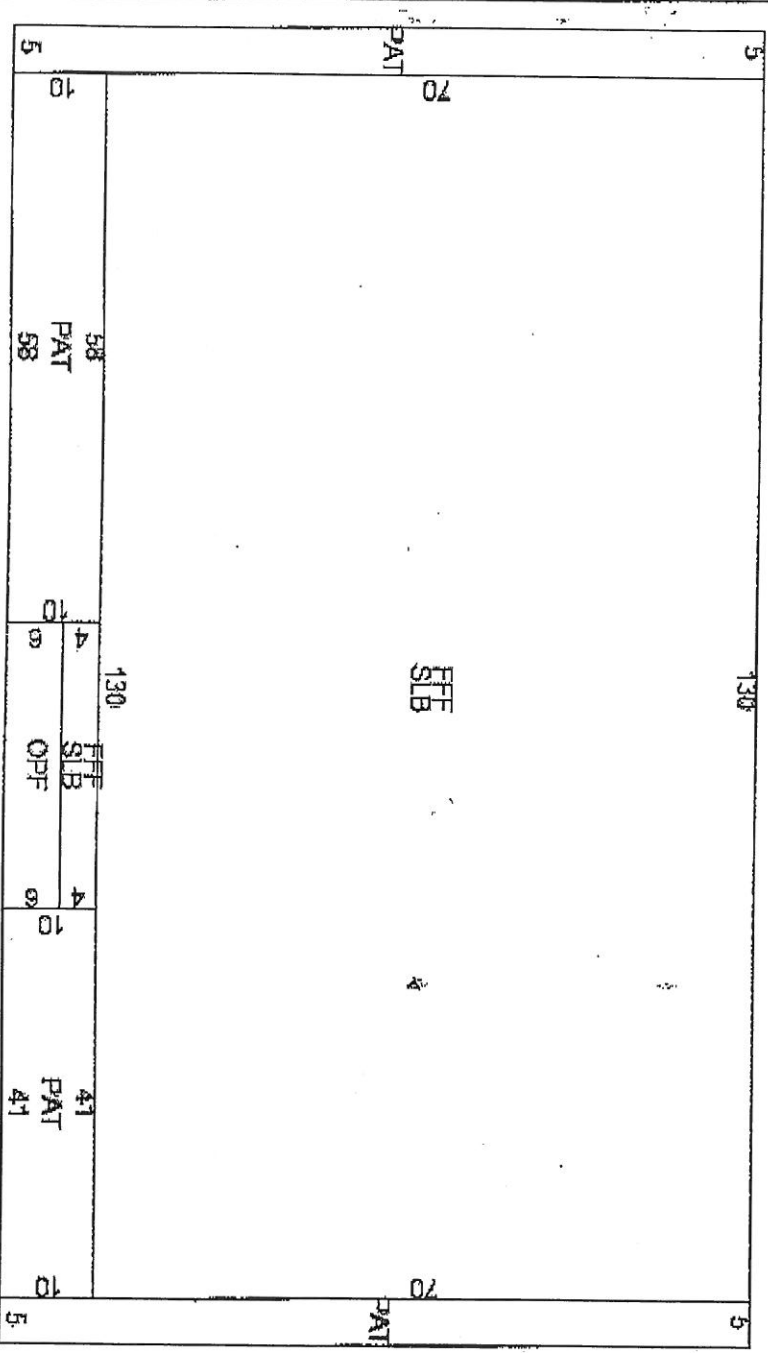
District Percentage

Date: 07/25/17 Permit ID: 2017-12 Permit Type: NEW BUILDING Notes: DOLLAR GENERAL -

**BENNINGTON BUILDING SUB AREA DETAILS**

Model: 1 STORY RETAIL  
 Roof: FLAT/METAL/TIN  
 Ext: PREFIN METAL/CLAP BOARD  
 Int: DRYWALL  
 Floor: CONCRETE  
 Heat: GAS/PA DUCTED  
 Bedrooms: Baths: 1.0 Fixtures: 6  
 Extra Kitchens: Fireplaces:  
 A/C: Yes 100.00 % Generators:  
 Quality: A1 AVG+10  
 Corn. Wall: STEEL, 18 FT. 1.1260  
 Size Adj: 0.5104 Base Rate: CIS 90.00  
 Bidg. Rate: 0.8380  
 Sq. Foot Cost: \$84.92

ID	Description	Area	Adj.	Effect.
RFR	RST FLR FIN	9224	1.00	9224
SLB	SLAB	9224	0.03	277
OPF	OPEN PORCH FIN	186	0.25	47
PAT	PATIO	1790	0.10	179
GLA:	9.224	20,424		9,727



**2009 BNSF TRAIL BUILDING WATERLOO**

Market Cost New: \$826,017  
 Year Built: 2018  
 Condition For Age: EXCELLENT 1%  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 1%  
 Building Value: \$817,800

**19-21 RADNOR REALTY, LLC**  
 152 BELLEVUE ROAD  
 WATERBURY, MA 02472

Date	Book	Page	Type	Price Grantor
02/09/2018	9049	0836	Q1	1,125,000 BENNINGTON DG LLC
08/07/2017	8995	0472	Q1	215,000 RYMES, CAROL M

**NOTES**  
 'DOLLAR GENERAL'; CREAM; PUB: LOT 000016-000002 SUB-DIVIDED TO CREATE THIS LOT - ADDED COMM BLDG, 19M<sup>2</sup>L: RMVD FNDTN, ADDED PTOS, CONC PAD & LIGHTS, ADD SIDING & BTH CT

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING SV	1			100	29,000.00	100	29,000
FOUNDATION	768	24 x 32		81	10.00	100	6,221 2019
							35,200

**BENNINGTON ASSESSING OFFICE**

Year	Building	Features	Land
2019	\$ 817,800	\$ 35,200	\$ 151,200
		Parcel Total: \$ 1,004,200	
2020	\$ 817,800	\$ 35,200	\$ 151,200
		Parcel Total: \$ 1,004,200	
2021	\$ 817,800	\$ 35,200	\$ 151,200
		Parcel Total: \$ 1,004,200	

**Zone: CR COMM/RECREATION** Minimum Acreage: 2.00 Minimum Frontage: 200

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COMM/IND	2,000	60,000	E	100	100	100	100		250	150,000	0	N	150,000	USE
COMM/IND	0.582	x 2,000	X	100					100	1,200	0	N	1,200	
	2.582									151,200			151,200	

### 95 PETERBOROUGH ST

**Location** 95 PETERBOROUGH ST

**Mblu** 245/ 103/ //

**Acct#** 1887

**Owner** DG STRATEGIC II LLC

**Assessment** \$601,900

**Appraisal** \$601,900

**PID** 971

**Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$523,900	\$78,000	\$601,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$523,900	\$78,000	\$601,900

**Owner of Record**

**Owner** DG STRATEGIC II LLC

**Sale Price** \$275,066

**Co-Owner**

**Certificate**

**Address** 100 MISSION RIDGE

**Book & Page** 2800/0470

GOODLETTSVILLE, TN 37072

**Sale Date** 02/28/2013

**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DG STRATEGIC II LLC	\$275,066		2800/0470	00	02/28/2013
TABOR, YVONNE M	\$0				

**Building Information**

**Building 1 : Section 1**

**Year Built:** 2014  
**Living Area:** 9,508  
**Replacement Cost:** \$504,126  
**Building Percent Good:** 94  
**Replacement Cost Less Depreciation:** \$473,900

**Building Attributes**

Field	Description
STYLE	Store
MODEL	Commercial
Grade	Average +10
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Retail 94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10
% Comn Wall	

**Building Photo**



(<http://images.vgsi.com/photos/JaffreyNHPhotos/A00\00\35\64.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/JaffreyNHPhotos/Sketches/971\\_971.jpg](http://images.vgsi.com/photos/JaffreyNHPhotos/Sketches/971_971.jpg))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,508	9,508
CAN	Canopy	561	0
		10,069	9,508

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**

**Land Use**

Use Code	3220
Description	Retail 94

**Land Line Valuation**

Size (Acres)	1.98
Frontage	0

Zone CB  
 Neighborhood 50  
 Alt Land Appr No  
 Category

Depth 0 <http://gis.vgsi.com/jaffreyh/Parcel.aspx?Pid=971>  
 Assessed Value \$78,000  
 Appraised Value \$78,000

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			20000 S.F.	\$50,000	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$518,800	\$62,100	\$580,900
2018	\$518,800	\$62,100	\$580,900
2017	\$518,800	\$62,100	\$580,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$518,800	\$62,100	\$580,900
2018	\$518,800	\$62,100	\$580,900
2017	\$518,800	\$62,100	\$580,900

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### 786 WEST SWANZEY RD

**Location** 786 WEST SWANZEY RD

**Mblu** 72/ 51/ 2/ 1

**Acct#** 4151

**Owner** DG STRATEGIC II LLC

**Assessment** \$227,800

**Appraisal** \$227,800

**PID** 101039

**Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$153,200	\$74,600	\$227,800
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$153,200	\$74,600	\$227,800

**Owner of Record**

<b>Owner</b> DG STRATEGIC II LLC	<b>Sale Price</b> \$375,000
<b>Co-Owner</b>	<b>Certificate</b>
<b>Address</b> 100 MISSION RIDGE	<b>Book &amp; Page</b> 2859/0238
ATTN: TAX DEPT	<b>Sale Date</b> 02/12/2014
GOODLETTSVILLE, TN 37072	<b>Instrument</b> 1P

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DG STRATEGIC II LLC	\$375,000		2859/0238	1P	02/12/2014
KNOTTY PINE ANTIQUE MARKET INC.	\$165,000		2856/0553	38	01/14/2014
PAPPAS, STEPHEN T & JOAN E	\$0		1446/ 492		05/01/1993

**Building Information**

**Building 1 : Section 1**

**Year Built:** 2014  
**Living Area:** 9,100  
**Replacement Cost:** \$549,276  
**Building Percent Good:** 20

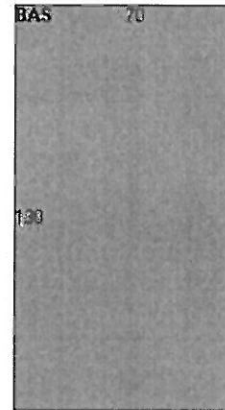
Replacement Cost: \$109,900

**Building Photo**



(http://images.vgsi.com/photos/SwanzeyNHPhotos/A00\00\69\94.jpg)

**Building Layout**



Building Attributes	
Field	Description
STYLE	Store
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	HARDWARE STORE
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	Heat/AC Pkg
Frame Type	Steel
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Walls
Rooms/Prtns	Average
Wall Height	10
% Conn Wall	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,100	9,100
		9,100	9,100

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS- WET	9100 S.F.	\$5,100	1

**Land**

**Land Use**

Use Code 3220

**Land Line Valuation**

Size (Acres) 1.64



Frontage <http://gis.vgsi.com/swanzeynh/Parcel.aspx?Pid=101039>  
 Depth 0  
 Assessed Value \$74,600  
 Appraised Value \$74,600

Zone  
 Neighborhood 0250  
 Alt Land Appr No  
 Category

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			16400 S.F.	\$28,300	1
LT1	LIGHTS IN POLE			6 UNITS	\$5,000	1
SGN3	SIGN 1 SD W/LG			84 S.F.&HGT	\$4,900	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$153,200	\$74,600	\$227,800
2016	\$153,200	\$74,600	\$227,800
2015	\$153,200	\$74,600	\$227,800

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$153,200	\$74,600	\$227,800
2016	\$153,200	\$74,600	\$227,800
2015	\$153,200	\$74,600	\$227,800

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