

To: The Town of Temple Zoning Board of Adjustment

From: Tom Hawkins

203 Old Revolutionary Road, Temple, New Hampshire 03084

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

Date: March 1, 2021

Dear ZBA Committee Members:

For the reasons below, I request that the ZBA engage a non-biased independent professional consultant on behalf of the Town of Temple who can conduct the necessary research and analysis required to objectively evaluate the impact of the proposed significant change of use, and the proposed development by Ben's Pure Maple Products, LLC on the surrounding neighborhood properties.

I write in response to the recent letter submitted to the ZBA by Matt Cabana and in response to the related ongoing questions concerning the effect that the Ben's Pure Maple Products, LLC project will have on our neighborhood property values.

Because Mr. Cabana has previously and publicly declared his support for the applicant and the applicant's project, his data, his letter, and his opinion of the housing prices are biased in favor of the applicant.

Importantly, the data provided by Mr. Cabana is not accompanied by any analysis that accounts for shifts in lending rates, for the proliferation in lending products, for those technical impacts on the general increase in property values and for overall economic growth observed in many industries - including the housing market - throughout the 1990s and early 2000s. All this analysis is required if the data is to be understood and relied upon by the ZBA in its decision.

Thank you for your consideration,

Tom Hawkins