

August 17, 2021

Temple Planning Board

Temple Town Office

Submitted via email to boardassistant@templenh.org

Re: Application for Site Plan Review – Ben’s Pure Maple Products LLC

Dear Board Members,

Unfortunately, a work commitment will preclude attendance at the Planning Board meeting this evening.

As previous correspondence during the Zoning Board of Adjustment process indicate, the story behind this business is amazing. It is quintessential entrepreneurship - a young boy develops an interest, grows that interest to a small business venture and then an enterprise that produces and distributes probably 100,000s of thousands of gallons of a signature New England product across our region, country and probably the world. Kudos to Ben Fisk, and his family and employees for this success.

With the privilege of a special exception granted, review of this proposal to place the large commercial operation in the town’s rural residential district moves to the Planning Board. Through the Site Plan Review process, the Planning Board has the responsibility of ensuring this development occurs in a safe and attractive manner in keeping with the vision of the town, its zoning and other regulations. This step is very important – as this property is at a gateway location to our community and will represent what Temple is to those who may never turn off Route 101 to the historic village, travel our neighborhoods, or really know our community.

While through the Zoning Board of Adjustment process the applicant addressed many questions related to the project and that work by the ZBA provides a foundation for the Planning Board’s consideration, I would draw the Planning Board’s attention to several items which either remain open or should be part of its consideration of this 16,000+ square foot retail/production facility proposed to employ up to 26 individuals.

1. **Septic System.** State records indicate the current design criteria is for a 2-bedroom apartment (5 Old Revolutionary Road is connected), 10 employees and a gift shop. These parameters are much smaller than the use proposed. Does it meet the state’s design criteria for this new use that includes more employees, the apartment, a larger retail area, a production facility and food service? Since the current application relies on the existing system, the site plan application needs to ensure that a system can be provided that meets state regulations, providing important protections for water quality and public health. The water table is very high in this location – according to data supporting the existing system – within 16 or 18” of the grounds surface. An affirmation from a licensed professional that the system will meet the requirements of the proposed use should be part of this application – or the application should reflect the required location for tanks, leach field footprint, etc. for a system that does so. See Site Plan Review Regulations (Section 5 General Standards – Item K).
2. **Lighting.** The site plan provides light pole locations adjacent to the on Webster Highway and Route 101 side of the building. The application indicates wall pack lights are planned for the building

exterior. Where will they be located? What kind of lighting will be on the north side of the building where commercial vehicle movements would be anticipated? What kind of lighting will be on the west side of the building where employee parking and an internal road are planned?

3. Screening. Review of the screening plan of the applicant considering the underlying rural residential character of Daniel Webster Highway and Old Revolutionary Road requires careful consideration and evaluation. The minimal screening currently proposed in these areas is inadequate, particularly during the fall and winter months when the natural vegetation surrounding the site has shed their leaves. More robust screening should be considered to effectively screen the Old Revolutionary and Webster Highway neighbors from lighting and business impacts. It is respectfully requested that the board require security to ensure that any screening plan required is planted, stabilizes successfully and thrives to fulfill its intended purpose.
4. Hours of operation. This business is located in a rural residential neighborhood. The hours of operation proposed for the production facility are appropriate for an industrial park – not a neighborhood. While 7 days a week dawn to dusk production activity may be needed when sap is flowing (January to April), limiting hours of its production operation on weekends when neighbors on Old Revolutionary Road and Webster Highway seek to enjoy their homes should be considered by the Planning Board as part of this site plan application.

Orderly development balancing the interests and needs of uses is the primary purpose of a land use board. The deliberate and thoughtful consideration of the application in light of the objectives of the town's vision, zoning ordinance provisions and site plan regulations will ensure this proposed development – by far the largest commercial enterprise within our town is a success for all.

Thank you in advance for your careful consideration of this significant application and your service to our town as a volunteer board member.

Respectfully,



Elizabeth Fox

62 Old Revolutionary Rd