

Zoning Board of Adjustment  
Town of Temple  
Temple, NH 03084

October 19, 2020

Re: Ben's Sugar Shack Application for Special Exception

Greetings, Members of Temple ZBA:

Having examined the above application and compared it to Sections 13A and 13B of the Temple Zoning ordinance, Special Exceptions, Standards and Conditions, and NH RSA 674:33, I am stating my observations and concerns:

Section 13A – Standards

2) Requirement of ample off-street parking, at least 55 feet from all lot lines.

The recognized size of a motor vehicle for the purpose of creating parking spaces is 9 by 18 feet. This is 162 square feet each vehicle. If there is anticipated parking for 26 employees, the space required will be 4,212 square feet. The space behind the building designated for parking and deliveries is 55 feet deep from the building to the vegetated berm. Is that parking edge 55 feet from the rear lot line?

Shipping by truck is an essential part of the business. Tractor-trailer deliver syrup for bottling; tractor trailers deliver packaged syrup to customers. These trucks will be coming off Webster Highway, into the rear parking lot, and presumably backing up to a loading dock or docks at the rear of the building. The loading dock apron space required for maneuvering an eighteen wheeler can be determined by taking the combination measurement of tractor and trailer (tank) and multiplying this dimension of two and adding a safety factor of five to 10 feet.

3) Possible adverse effects, not typical of permitted uses in the area, are noise, lights and drainage. The existing boiling and bottling establishment is noisy. Section 31 of the Temple ordinance: Commercial and Industrial Noise, sets forth a clear purpose for the rules in Paragraph 1. And sets forth the Applicability and Limitations in Paragraph 2.a. This application falls clearly within Paragraph 2.a. External lighting sufficient to the needs of the application will extend around the building itself and will be required to illuminate both parking areas for safety, as well as incidental lighting near entrances to building and parking areas. To keep this very large area from throwing light all around the neighborhood, the style and attributes of fixtures need to be carefully considered. Although Route 101 runs by the property, the traffic does not create the amount of noise and light that will suddenly appear in what is otherwise a residential and agricultural neighborhood. This large area of paving requires careful consideration of drainage and detention ponds. The runoff cannot be allowed to run into the nearby brook. Snow plowing should be planned for so that snow melt likewise drains to suitable locations.

4) The soils on the rear of the site hold water after heavy rains. The porosity of this soil should be tested by a certified soil scientist to determine if any special systems are needed to for proper drainage. (This can be done when the septic system is reviewed for enlargement).

There will be two driveways entering the property, to the front for customers; to the rear for employees and shipping. The various openings along Old Revolutionary Road need to be closed securely

and the gaps be ameliorated with plantings to block the view of the parking lot. This is consistent with the mandate of the Master Plan.

6) A traffic study for Webster Highway and Old Revolutionary Road should be conducted. The only evidence of possible traffic impact relates to Route 101. The town roads are narrow, old and in need of repair. The increased traffic and the weight of tank trucks can easily contribute to wear and tear for these historic roads. (See 4 above)

7) Buffering landscaping is essential on the two sides that front on town roads,

#### Section 13B Special Exception Conditions

- 1) Is the building set back 100 feet from all lot lines? (Impossible to see on the plan I have)
- 2) Access no more than two driveways, not more than 32 feet wide (See 4. In Standards). Be sure to eliminate various accesses from Old Revolutionary Road.
- 9) Outdoor storage should be removed from field across Old Revolutionary Road north of the site. or, alternatively, concealed. (See Master Plan).

There is more than the one "business related vehicle", which would be allowed to park on the site. Observation shows a number of such vehicles. (See 2, in Standards) This requirement cannot be waived per RSA.

Camilla Lockwood