

March 15, 2022

Dear Members of the Temple Select Board,

As you may recall, we are abutters to the ongoing business enterprise known as Stepping Stones Farm and Event Center, LLC (Stepping Stones), located on Webster Highway and Putnam Road (Map 9B, Lots 14 and 15), which is operated by Isabella Martin.

In response to the ongoing Commercial business activities conducted at Stepping Stones, please treat this email as our request that the Temple Select Board issue to Isabella Martin and Stepping Stones a "...Cease and Desist Order, or in the alternative, injunctive relief and penalties pursuant to NH RSA 676:15 and NH RSA 676:17.", as outlined in Attorney Drescher's 9/15/21 letter on behalf of the Temple Select Board addressed to Isabella Martin.

As an accommodation to the remaining 8 weddings and one dinner already scheduled through November 2021, the Select Board allowed these events, with the understanding that there "be no more such events after that." (Attorney Drescher's 9/15/21 letter)

What follows demonstrates that Stepping Stones has not complied with the directive in Attorney Drescher's 9/15/21 letter and is continuing numerous commercial activities.

Currently scheduled events include the following:

1. Attached are scheduled Wedding Announcements for 2022 Wedding Events at Stepping Stones on the following dates:
 - a. 5/21/22
 - b. 6/25/22, and
 - c. 9/17/22;
2. Attached is a copy of the Monadnock Music Event page for an Oktoberfest event scheduled for 9/29/22;
3. The Lodge Airbnb calendar listing, as of this date, has Saturdays in 2022 blocked out for the following dates: 3/19, 4/9, 4/23, 4/30, 5/14 to 8/6 inclusive, 8/20, 8/27, 9/3, and then 9/24 to 11/5 inclusive;
4. There are numerous reviews posted to the Lodge Airbnb listing following visits to the Lodge for: February 2022 (4 reviews), January 2022 (2 reviews), December 2021 (2 reviews), and November 2021 (1 review);
5. Attached is a copy of Stepping Stones' 2021-2022 pricing sheet for Weddings and other gatherings utilizing the Barn, the Lodge, and/or the Homestead, demonstrating ongoing marketing for 2022.

It is clear that Stepping Stones is in violation of the Temple Zoning Ordinance, because Stepping Stones continues to market and run a Commercial operation in the Temple Rural Residential and Agricultural District, ignoring the directives contained in Attorney Drescher's 9/15/21 letter and the Select Board's 1/11/22 decision outlined in the 2/11/22 Notice of Decision.

Accordingly, we request that the Select Board quickly move to issue a Cease and Desist order to Isabella Martin and Stepping Stones Farm and Event Center, LLC.

Respectfully Submitted,

Alec MacMartin
Arlene Laurenitis
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