

Dear Members of the Temple Select Board, Conservation Commission and ZBA

In the most recent Special Exception Application dated March 14, 2022 by Ms. Martin submitted to the Temple Select Board, Conservation Commission, her first two paragraphs in the Narrative pertain to a petition that she circulated in the neighborhood.

While we believe that there are many inaccuracies in this Special Exception Application, this email focuses on her Petition.

She states in her document that

- "...various near-neighbors of (her) Farm...signed a supportive petition..."
- "...approximately 61 individuals..." signed the petition

We want to first point out that those "61" individuals actually represent 33 households.

Of those 33 households:

- 5 of those households reside across Route 101 on Route 45
- 5 live on Revolutionary Hwy
- 6 live off of Burton Hwy in Wilton

Subtracting those 16 households -- who will experience little to no impact on their location to the proposed Stepping Stones Event Center, Martin's petition actually represents 17 households.

More importantly, many neighbors -- including ourselves -- were first informed about Martin's attempts to get "approval" -- no mention of Special Exception Approval -- for her commercial Event Center through her Petition.

We attached Ms. Martin's email, dated 2/15/22, to our earlier submission to the Select Board, Conservation Commission and ZBA, dated 3/16/22.

We strongly believe that people signed her Petition without full knowledge of the scope of this Special Exemption Application because it...

- failed to mention that approval means that up to 99 attendees could attend weddings/events (which is not even included in her 3/14/22 Special Exception Application)
- no mention of total # of events/total # per year;
- no mention that the Southwest Region Planning Commission wrote that the Stepping Stones Event Center could add up to 300 more vehicles on Saturdays and 271 more vehicles on Sundays -- in addition to the 226 vehicles that drive on Webster Hwy per day;
- does not mention that noise complaints have been filed at past weddings at the Stepping Stones Event Center last year;
- only referenced 2 abutters who oppose the Stepping Stones Event Center when several abutters, including a person in the hospitality business, have submitted Letters of Opposition to the Special Exemption Approval;

- does not mention that The Wilton Planning Board submitted a letter to the Temple ZBA opposing this commercial event center and states that "...the proposed project appears to be incompatible with surrounding land uses..." and "...that the range of proposed commercial activities is not limited seasonally or to daytime hours; may involve alcohol, are likely to create excess noise, increase traffic, especially after dark..." and "... would seem likely to cause the value of certain Wilton properties to decrease..." and "...would adversely affect the area's rural environment and the quality of life of Wilton's residents...";
- does not state that approval of a Special Exception Approval will pass with the property to the next owner which could very well be a large hospitality company.

We believe because of those reasons listed above, that this Petition is not factual, and instead is misleading and disingenuous.

Additionally, the signatories signed this Petition regarding PAST activities -- not future events. In fact, there is nothing in this petition that states that the signatory (ies) "approve" the Special Exemption Application.

For these reasons, we respectfully ask that the Select Board & ZBA dismiss this Petition as prejudicial and without merit.

While we are not direct abutters to the Martin family -- we live within <.5 miles to the Martin property and our home is <100' setback from Webster Hwy. We see our home and farm as good as 'abutters.'

We believe that it is crucial that all the 'neighbors' and tax payers of Temple know the full scope of the Martin Special Exemption Application for a commercial Event Center -- particularly since she considered selling the property in 2020.

Again, we ask that you dismiss this Petition.
Additionally, we ask that this email and our earlier email dated 3/16/22 to added to the "Martin file" on the ZBA website.

Thank you.

Respectfully,

Kerry McDonald
Richard Redding