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Temple
Selectmans

Mary Ann Crowell
Register of Deeds, Hillsborough County

Town of Temple, NH
Planning Board
PO Box 191
Temple, NH 03084

Site Plan Review
Notice of Decision

Having received a Site Plan Review Application from the owner, Ben's Pure Maple Products, LLC, (hereafter referred to as "Ben's") signed by Ben Fisk, Owner/President, the Temple Planning Board, after duly noticed Public Hearing, hereby APPROVES the site plan of Lot 2-17 on this 7th day of September, 2021, in accordance with Town of Temple Site Plan Review Regulations, with the following conditions and waivers:

1. A favorable resolution to the current appeal of the Zoning Board of Adjustment's Notice of Approval of Ben's Special Exception, dated June 16, 2021.
2. Waiver granted for the height restriction of forty feet for the two cupolas, citing the additions as contributing to the aesthetic rural character they add to the structure, which the Planning Board believes is in the spirit and intent of the regulations and is compatible with the Vision Statement of the Master Plan, pending legal review of said waiver.
3. Four (4) additional coniferous trees will be planted along the barway in the northwest corner of the lot to ensure additional screening from Old Revolutionary Road. These additional trees will be noted on a new plat to be submitted to the Planning Board prior to recording of this Decision.
4. A foot path will be permitted over the canal on the northeast section of the lot.
5. Waiver granted of any potential conflict between the Innovative Land Use Planning Handbook's recommendation of 20' height limitation on luminaires and Temple Zoning Ordinance Section III (B) maximum height of the luminaire to be 40', in favor of Ben's proposed 30' height.
6. A seasonal outdoor picnic area without lighting or any permanent structures, to be accessible from the parking lot/driveway area on the southeast corner of the property shall be allowed.

As required under Temple Zoning Ordinance, applicant will provide copies to the Town Office of all relevant State approvals and permits as they become available.


Nicole L. Concordia, Chair