

SHEEHAN PHINNEY

Boston • Concord • Manchester • Portsmouth • Upper Valley

Megan C. Carrier, Esquire
Direct: (603) 627-8103
Email: mcarrier@sheehan.com

1000 Elm Street, 17th Floor
Manchester, NH 03101
Facsimile: (603) 641-2364
www.sheehan.com

April 20, 2022

Via Email (boardassistant@templeh.org)

Temple Zoning Board of Adjustment
423 N.H. Rt. 45
PO Box 191
Temple, NH 03084

Re: Stepping Stones Event Center Special Exception Application

Dear Members of the Temple Zoning Board of Adjustment:

As you know, this firm represents Woodcock Farms, LLC (“Woodcock”) in connection with a special exception application filed by Isabella Martin (the “Applicant”) by which the Applicant seeks a special exception to utilize the Stepping Stones Farm & Event Center (“Stepping Stones”) for weddings and gatherings (the “Application”). The Board is in receipt of my letter of April 14, 2022, whereby I expressed Woodcock’s opposition to the Application based on the fact that it does not, and cannot, satisfy the Special Exception criteria set forth in Article VI, Sections 13A and 13B of the Temple Zoning Ordinance (the “Ordinance”).

I write to express a number of additional concerns that came to Woodcock’s attention at the April 14, 2022 ZBA meeting. Specifically:

1. On information and belief, none of the entities that received notice of the Application pursuant to RSA 36 have yet commented on the Application. This is surprising, given that in connection with a virtually equivalent special exception application that the Applicant filed in April 2021, the Town of Wilton Planning Board submitted a letter expressing that—for various reasons—the project “appears to be incompatible with surrounding land uses[.]” See **Exhibit 1** hereto. In this regard, Woodcock respectfully reminds the Board that RSA 36:57, III requires that entities entitled to notice under RSA 36 must receive that notice “[a]t least 14 days prior to public hearing.” To the extent that the required notices were not received by these entities at least 14 days prior to the April 14 hearing, the Board must take steps to ensure compliance with RSA 36. Woodcock further requests that the Board consider the Wilton Planning Board’s comments as relevant to the present Application.

2. During the April 14 hearing, the Applicant's attorney stated that the Applicant will ensure that events at the property will not exceed the limits established by Temple's Noise Ordinance. As noted in my letter of April 14, ample evidence—including the Applicant's admission that she cannot satisfy the noise ordinance in a previously submitted variance application—supports the opposite conclusion. In addition, Woodcock requests that the Board consider the June 4, 2021 letter from Fred B. Roedel which was submitted in connection with the Applicant's April 2021 special application. See Exhibit 2 hereto. Notably, Mr. Roedel owns and operates numerous event centers and, as Mr. Roedel states, he "know[s] firsthand that the decibel levels necessary to hold the events that would take place at Stepping Stones could never be within the acceptable decibel range." Woodcock urges the Board not to disregard the evidence demonstrating that the proposed use could not satisfy Temple's Noise Ordinance.

3. With respect to property values, letters from two realtors asserting that the values of neighboring properties will not be diminished by the proposed use are not determinative of that issue. Woodcock further respectfully notes that the realtors in question do not appear to be independent. One of the realtors attended the April 14 hearing and wore one of the "Vote Yes" buttons that the Applicant had distributed to her supporters. More importantly, on information and belief, both of the realtors have significant, long term business relationships with the Applicant and/or a member of her family. The Board should reject the Application on the ground that the Applicant has provided insufficient information to support a favorable finding on Section 13A(3) of the Ordinance.

4. Also relevant to the impact of the proposed use on neighboring property values is the testimony offered by Mr. Peter Clemens at the April 14 hearing. Specifically, during the hearing, Mr. Clemens testified that he was an abutter to the proposed use, that he believed that his property is closer to the proposed use than any other property, and that he purchased his property with knowledge that there was a wedding venue nearby—implicitly suggesting that a nearby wedding venue is not a deterrent to would-be purchasers. In fact, per the property tax card attached hereto as **Exhibit 3**, Mr. Clemens is not an abutter, and his property is a quarter mile away from the proposed use—much further from the proposed use than a number of other properties. Moreover, it is notable that per the property tax card, Mr. Clemens purchased his property from the applicant. That, coupled with Woodcock's understanding that Mr. Clemens and his wife are long-term friends of the Applicant, suggests that Mr. Clemens cannot be reasonably compared to an average person shopping for real estate in Temple. Put differently, the fact that Mr. Clemens was willing to purchase a property near a wedding event venue does not support that an average person would be equally willing to do so. Accordingly, Mr. Clemens' testimony does not support the conclusion that the proposed use will not negatively impact nearby property values.

5. At the April 14 hearing, the Board seemed to accept the Applicant's position that the proposed use will be limited to the Barn, and to disregard significant evidence to the contrary—including the Applicant's own advertising materials (appended as Exhibit 1 to my April 14 letter). Those advertising materials have not been modified since the April 14 hearing, and still reflect that the proposed use encompasses not only the Homestead, but also "[e]xclusive access to the entire property for the weekend[.]" Perhaps more troublingly, the Applicant acknowledged at the April 14 hearing that she intends to utilize the Lodge in connection with the proposed use, but took the position that she does not need any approvals to do so. While the

Lodge was approved for use in connection with “Riding/Camping” in 1977, see Exhibit 4 hereto, it has never been approved for commercial use as a hotel, much less for commercial use as a hotel in connection with an event center. In light of the foregoing, the proposed use will still be unlawful even if the Board were to grant the Application as drafted, and Woodcock reserves its right to pursue enforcement of the Ordinance in connection with future events at the property accordingly. In order to avoid future disputes and confusion, Woodcock requests that the Board reject the Application and require the Applicant to submit an application that accurately represents the scope of the proposed use.

6. The April 14 hearing, the Applicant’s attorney asked attendees who supported the proposed use to raise their hands, and submitted the results as evidence in support of a favorable determination on the Application. Respectfully, the results of this “vote” are irrelevant to the special exception criteria, and should be disregarded. A special exception application is not a popularity contest, and must be denied—regardless of how much community support it receives—if it cannot satisfy the applicable criteria. That is the case here.

7. Finally, it is important to remember that under New Hampshire law, an applicant applying for a special exception “has the burden of presenting sufficient evidence to support a favorable finding on each of the requirements for a special exception” and “there must be sufficient evidence before the board to support favorable findings on all of the ordinance’s requirements.” McKibbin v. City of Lebanon, 149 N.H. 59, 61 (N.H. 2003). If the Applicant here has not presented sufficient evidence to support a favorable finding on any single criterion, the Board must deny the Application. The law does not allow for the Board to grant a special exception application subject to a condition that a presently unsatisfied criterion be satisfied at a later date.

Very truly yours,

/s/ Megan C. Carrier

Megan C. Carrier

Enc.

cc: Michael Tierney, Esq. (mtierney@wadleighlaw.com)
Israel F. Piedra, Esq. (ipiedra@lawyersnh.com)
Christopher Boldt, Esq. (cboldt@dtclawyers.com)

EXHIBIT 1



Wilton Planning Board
Town of Wilton
42 Main Street
Wilton, NH 03086

Zoning Board of Adjustment
Temple Town Office
PO Box 191
Temple, NH 03084

Ladies and Gentlemen:

We understand that you (the “Zoning Board”) have determined that a proposed project to conduct a range of commercial activities on lots located at 19 Putnam Road and 11 Pony Farm Lane in Temple (the “Lots”) may have regional impact, as described in NH RSA 36:56. The Wilton Planning Board appreciates the opportunity to identify its concerns about the application of Isabelle Martin, presumably on behalf of the owners of the Lots and Stepping Stones Farm & Event Center LLC (“Stepping Stones”), for a special exception permitting these activities. Neither Alec MacMartin nor Matt Fish participated in the Planning Board’s discussion.

Based on the documents of record in this case, and information available on the Stepping Stones website (the “website”), it appears that exceptions for prior non-conforming activities on the Lots are likely irrelevant. Whether or not additional exceptions or necessary variances are sought, the application before the Zoning Board raises a number of issues for residents of Wilton.

Our Understanding of the Application and the Proposed Businesses

One of the Lots abuts Residential/Agricultural properties in Wilton. The larger Lot fronts on the Webster Highway which is the continuation of Burton Highway from Wilton. The Burton/Webster highways connect major Routes 31 and 101 in Wilton and Temple.

We understand that the Lots are located, at least in part, in the Aquifer Protection Overlay District in Temple; the aquifer continues into Wilton and is protected there under its Aquifer Protection District ordinance. In addition, Mill Brook, the only Class A water in the Wilton watershed, originates in Temple before converging downstream with Stony Brook. The Wilton Watershed District protects Mill Brook.

The application requests approval to conduct commercial gatherings and celebrations, weddings, a vacation rental business, corporate and other retreats and training, and community and non-profit events and fundraisers. The days and hours during which any of these activities would be conducted are not limited. The applicant would restrict indoor (barn) weddings to 99 guests (not including employees or service personnel) and outdoor weddings to 125 (based on the March 17, 2021, Business Plan presented to the Zoning Board). On-site lodging occupancy of the Homestead appears to be limited to 14 (six bedrooms) and the Lodge to 24 (ten bedrooms) (based on the website), whether or not in connection with retreats or events.

Otherwise, attendance at events is not limited. Other than weddings, the use of the Lots is not exclusive to a group of customers. Amplified music would be limited to the barn and required to end at 11:00 pm; there is no information with respect to other amplified sound at outdoor weddings, or music or other sound at other events, indoor or outdoor.

Alcohol is proposed to be provided at weddings. The application does not address the availability of alcohol at other events. Meals are intended to be provided at weddings, as well as at other retreats and events (based on the website). It is unclear where they will be prepared and/or consumed.

Commercial lodging at the site appears to range from individual room rentals to use of an entire building (based on the website). We understand that this would likely qualify the venue as a hotel for state licensure and permitting purposes, including fire and sanitation requirements.

Wilton Planning Board Concerns

We are concerned that the application lacks sufficient information to allow us, others qualifying as abutters, or the Zoning Board to accurately assess the potential impact of this project. As noted above, information about the nature and conduct of the proposed businesses and the site is incomplete. Details about each of the proposed uses, and how they will be conducted, should be provided. In addition, among other things, a current survey of the Lots, information about the septic systems that will serve the lodging facilities, reliable projections about the impact on traffic along the Burton/Webster Highways, compliant sound level studies, specific identification of parking spaces and how they will be surfaced, stormwater management, and a comprehensive list of existing and required state and local approvals should be made available.

In the absence of more specific information that would further inform our review, however, the Wilton Planning Board has identified a number of general concerns about this project.

Danger to the Aquifer

As set forth in the Wilton Master Plan, the essential purpose of its Aquifer Protection and Watershed districts is to protect the quality of the town's water supply, current and prospective, by, among other things, keeping organic and inorganic waste to a minimum. Activity in Temple that undermines water quality will affect that source in Wilton.

The contaminants likely to be generated by the proposed uses differ in nature and volume from those produced by agricultural activities. Extensive on-site parking, particularly in the absence of a stormwater management plan, increases the risk that petroleum-based products and other fluids and particulate contaminants from vehicles will infiltrate the aquifer, as well as affect the water quality of Mill Brook. Moreover, potentially insufficient sanitation facilities for the proposed uses could fail, with the same results. It is difficult without additional information to assess the extent of these risks. Because protection of local water sources is paramount to Wilton, they must be further identified and addressed.

Noise

Although no reliable study about sound levels at abutting lot lines has been conducted, based on informal tests not replicating actual conditions, it seems unlikely that the project will be able to comply with the Temple noise ordinance. Proposed guest deposits and penalties payable to the applicant do not address the interests of abutters. Moreover, additional traffic along the Burton/Webster highways would generate objectionable noise, particularly at night, even beyond abutting property.

In addition, studies indicate that intermittent and/or continuous loud noise can detrimentally affect a wide range of wildlife in an area. Needless to say, Wilton and neighboring communities are committed to protecting the region's wildlife and their habitats.

Traffic on Burton/Webster Highways

The proposed uses, particularly weddings, fundraisers and similar events, will generate substantial concentrated vehicle traffic on the Burton/Webster highways, frequently late at night. In addition to excess noise, this traffic activity could accelerate wear and tear on the road, create congestion at intersections in Wilton, and increase the risk of accidents involving vehicles on this unlit, narrow and twisting road.

In addition, given the likelihood that online driving directions will route both westbound traffic travelling to events, and eastbound traffic returning from them, through the center of Wilton, the same risks will affect the roads from the Burton Highway/Forest Road intersection through the middle of Town.

Potential Burden on Police and Emergency Services Mutual Aid from Wilton

The application acknowledges further fire protection measures to be, but not yet, implemented in the barn, but does not address the other structures. Fire hazards increase the likelihood that Wilton emergency resources will have to be deployed as mutual aid to Temple, reducing protection for Wilton. It is also difficult to assess whether emergency access to the facilities at the site would be impaired.

In addition, the risks of increased traffic on the Burton/Webster highways noted above could be exacerbated by alcohol consumption, making accidents more likely. They could require other Wilton emergency service assistance, to the same effect.

Summary

Based on the application, the proposed project appears to be incompatible with surrounding land uses, particularly in Wilton bordering the Lots and along the Burton/Webster highways. The range of proposed commercial activities is not limited seasonally or to daytime hours; many will involve alcohol, are likely to create excess noise, increase traffic, especially after dark, and could endanger the aquifer and potential water sources shared with Wilton. Individually and collectively, the effects would adversely affect the area's rural environment and the quality of life of Wilton residents. In the absence of further reliable information otherwise, the proposed project would seem likely to cause the value of certain Wilton properties to decrease. Accordingly, the project as described should not be approved.

EXHIBIT 2

Fred B. Roedel

37 Old County Farm Road

Wilton, NH 03086

June 4, 2021

Dear Members of the Temple Zoning Board,

I am an abutter to the Town of Temple and the Stepping Stones Event Center, I live at 37 Old County Farm Road in Wilton, which is the original Old County Farm.

I understand that the Town allows commercial and industrial businesses by special exception on a case-by-case basis. One of the considerations in granting the business is that it operates within the noise limits and traffic guidelines of the district. The high level of noise at night during a recent event at Stepping Stone Event Center exceeded the noise limit allowed by the Town Ordinance.

Our family has been fortunate to live in this very special place for many years which is a compliment to the Town of Wilton and the Planning and Zoning Boards of Temple. My business is within the hospitality industry, we own and operate several Event Centers and know firsthand that the decibel levels necessary to hold the events that would take place at Stepping Stones could never be within the acceptable decibel range. Boo Martin and our family have been friends for many years, but the zoning change would be granted to the property and not the individual.

Thank you for your consideration.


Fred B. Roedel



EXHIBIT 3

Town of Temple

Print Now

Parcel ID: 00008A 000002 000003 (CARD 1 of 1)
 Owner: CLEMENS, PETER
 CLEMENS, PAMELA
 Location: 305 WEBSTER HWY
 Acres: 6.022

General

Valuation	
Building Value:	\$224,100
Features:	\$5,400
Taxable Land:	\$72,468 Current Use
Card Value:	\$301,968 ?
Parcel Value:	\$301,968

Listing History	
List Date	Lister
09/07/2021	ERVL
01/01/2021	INSP
11/18/2016	JRVL
08/15/2016	JRVM
07/31/2013	ADVX

Notes: GRY; FKA 8-2-A; APT DOWNSTAIRS=1 BR,1 BTH EFFICIENCY; HAS SM POND NEARBY; 20X45 LOOKS OPEN STUD HO CLAIMS LIM PRESS INSUL; HSE WAS CABIN HUNTING LODGE; PINE FLRS IN WALKOUT BMST; 9/21; FURN 2019, K&B 70'S/ORIG; INT WORN/NDS UPDATES & RENO'S; PU 2ND KITCH PER APT IN BMF-DNV BMF PER NDS NOTICE; SOME EST MEAS=DEBRIS/GROWTH; "10/21 LUCT DONE"

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2021	\$224,100	\$5,400	\$72,468	Cost Valuation	\$301,968
2020	\$219,700	\$5,000	\$72,464	Cost Valuation	\$297,164
2019	\$219,700	\$5,000	\$72,466	Cost Valuation	\$297,166
2018	\$194,700	\$5,000	\$67,046	Cost Valuation	\$266,746
2017	\$194,700	\$5,000	\$67,037	Cost Valuation	\$266,737

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
10/05/2021	IMPROVED	YES	\$425,000	MARTIN TRUSTEE, ISABELLA	9536	1405
04/23/2015	IMPROVED	NO - NONMKT TRUST GRNTR/E	\$1	MARTIN TRUSTEE, ISABELLA	8744	2962
12/10/2012	IMPROVED	NO - ESTATE SALE/FDCY COV	\$0	MARTIN TRUSTEE, EUGENE	8502	2512
06/01/2011	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	MARTIN, EUGENE S	8322	0162
10/15/2010	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	MARTIN, ISABELLA H REV	8252	0321

Land

Size: 6.022 Ac.
 Zone: 02 - RA RURAL/AGRI
 Neighborhood: AVERAGE
 Land Use: 2F RES
 Site: AVERAGE
 Driveway: GRAVEL/DIRT
 Road: PAVED
 Taxable Value: \$72,468

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	1.022 AC	80,044	E	100	100	100	95	95 MILD	100	72,200	0	N	72,200	POND SITE
UNMNGD OTHER	5.000 AC	2,000	X	100	0	0	0	90 ROLLING	100	9,000	80	N	268	

Building

1.00 STORY RANCH Built In 1966

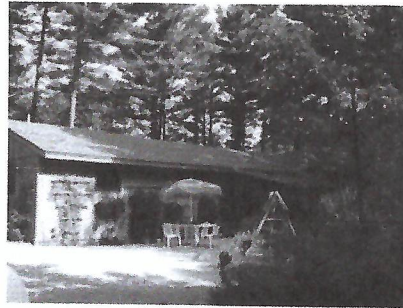
Roof:	GABLE OR HIP ASPHALT	Bedrooms:	4	Quality:	AVG
Exterior:	BOARD/BATTEN	Bathrooms:	4.0	Size Adj.	0.8898
Interior:	DRYWALL WOOD/LOG	Extra Kitchens:	1	Base Rate:	82.00
Flooring:	LINOLEUM OR SIM PINE/SOFT WD	Fireplaces:	0	Building Rate:	0.9165
Heat:	OIL HOT WATER	Generators:	0	Sq. Foot Cost:	75.15
		AC:	NO	Effective Area:	3,636
				Gross Living Area:	2,820
				Cost New:	\$273,245

Depreciation						
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
18%	0%	0%	0%	0%	18%	\$224,100

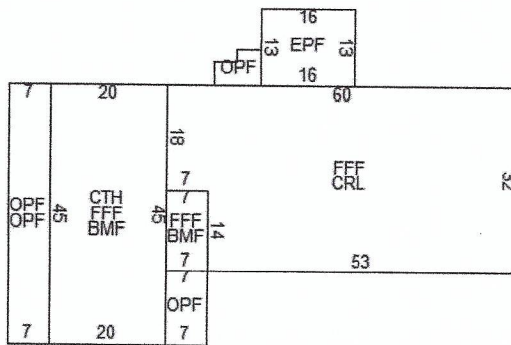
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 1-CUST	1		100	5000.00	100	\$5,000	GAS
SHED-METAL	70	10 x 7	289	6.00	30	\$364	@ DW
Total:						\$5,400	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH	761	190	0
CTH	CATHEDRAL CEILING	900	90	0
FFF	FST FLR FIN	2,820	2,820	2,820
BMF	BSMNT FINISHED	998	299	0
CRL	CRAWL SPACE	1,822	91	0
EPF	ENCLOSED PORCH	208	146	0
Totals			3,636	2,820

Printed on 04-20-22

EXHIBIT 4

Tuesday 1 March 1997

Bruce Wilson
Rose Wiggins
R. Lee
H. Fitzg

Regular Meeting at Chapel 8:00 P.M.

Minutes of previous meeting read and accepted

It has been proposed that, ^{a \$20} marking costs and advertising
fee for
of Appeals be charged to Applicant upon submission of
application. This is the second ^{consecutive} meeting on the subject.

Bruce proposed town 15 / Applicant 5
Ted Leighton against Applicant paying fee.

New Motion by R. Wiggins

Fee of \$15 shall accompany each application to ZBA
for Appeals to cover costs of Advertising and Marking
per ~~\$50~~ Amendment to RSA 31-71. Such Fee to be
on the heading
stamp of each application form.

Motion carried.

New Business

Geo. Hade came in re V. Gene Robinson

He wants to build sub-divide off 6 acres around the
Sign of Dave Bldg. Gene would own Bldg now in addition
to land and rent the Bldg to the Diocese now

V. Gene Robinson arrived 8:15 pm.

Only Corp want own Bldg - Diocese of N.H.

Diocese of N.H. didn't want it

Wants a piece (5 or 6 Acres) that Bldg sits on

i.e., Retreat Center would hold 1st Mortgage on Dave Bldg is on

Note: Revise Notice of Decision to include Application Approved

Case 1-77

Public Notices

5/19/77 PETERBOROUGH TRANSCRIPT Peterborough, N.H. 0345

5/19/77 { Post at Town Hall * } POSTED 6/16/77
 { Post at Post Office * } Decision

Personal Notices

5/13/77 { Bd of Selectmen * Temple, N.H. 03084
 { Town Clerk * " " "
 { Planning Bd * " " "
 { Conservation Commission * " " "
 { Town Engineer * " " "
 1/13/77 Cert Mail { Gene & Isabelle Robinson * Webster Highway Temple, RFD 2 Wilton NH 03086
 { Pony Farm, Inc Webster Highway Temple, RFD 2 Wilton NH 03086
 { Eugene S. and Isabelle M. Martiny RFD 2 Wilton NH 03086
 5/13/77 { Edger L. Leighton Temple, N.H. 0308
 { Roger Nutting Temple, N.H. 0308
 { HARLEY FETZER RFD 1 Wilton NH 0308
 { Peter Caswell Temple, N.H. 0308

mailed 6/16/77

CASE 2-77

PUBLIC NOTICES

5/19/77 PETERBOROUGH TRANSCRIPT PETERBOROUGH, N.H. 03458

5/19/77 { POST AT TOWN HALL *
 { POST AT POST OFFICE *

PERSONAL NOTICES

5/15/77 { Bd of SELECTMEN * TEMPLE, N.H. 03084
 { Town Clerk * " " "
 { Planning Bd * " " "
 { Conservation Commission * " " "
 { TOWN ENGINEER * " " "
 5/17/77 Cert Mail { RUSSELL A. GREENE * TEMPLE, N.H. 03084
 { ARTHUR C. BELAND RFD 2 WILTON NH 03086
 { DANIEL BARRY RFD 2 WILTON NH 03086
 { Dr. Shambough 10 Francis Ave Cambridge Mass 02138
 { Edger L. Leighton TEMPLE NH 03084
 { ROGER NUTTING TEMPLE NH 03084
 { HARLEY FETZER RFD 1 WILTON NH 03086

Personal N

NOTICE

BOARD OF ADJUSTMENT
TOWN OF TEMPLE

Notice is hereby given that a hearing will be held 8:00 P.M., May 26, 1977 at Town Hall concerning a request by Gene and Isabella Robinson and Pony Farm, Inc for a variance to the terms of Article IV, Section 13, of the Zoning Ordinance.

Applicant proposes to move riding and camping activities from main house to new log building on property located at Webster Highway in the Rural Residential and Agricultural District.

Case No. 1-77

BOARD C

Dear

You

8:00 P.

concerni

Pony Fa

Article I

App

activities from main house to

Notice is hereby given that a hearing will behld 8:00P.M., May 26, 1977 at Town Hall concerning a request by Russell A. Greene for a variance to the terms of Article IV, Section 13, of the Zoning Ordinance.

Applicant proposes to expand a non-conforming business by erecting a building of about 2000 square feet on property located at Converse and North Road, Derbyshire Farm in the Rural Residential and Agricultural District.

Case No. 2-77

Raymond F. Lee, Secretary
Board of Adjustment

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ilding

on the property located at Webster Highway

in the Rural Residential and Agricultural District

You are invited to appear in person or by agent or counsel and state reasons why the request should or should not be granted.

Raymond F Lee
~~Chairman~~ SECRETARY
Board of Adjustment

Date: 5/3/77

Case No. 1-77

72-3

NOTICE

BOARD OF ADJUSTMENT, TOWN OF TEMPLE

Dear _____:

You are hereby notified that a hearing will be held
8:00 P.M., 5/26/77 at Town Hall
concerning a request by Gene and Isabella Robinson and
Pony Farm Inc., for a Variance to the terms of
Article IV, Section 13, of the Zoning Ordinance.

Applicant proposes to move riding and camping
activities from main house to new log building

on the property located at Webster Highway

in the Rural Residential and Agricultural District.

You are invited to appear in person or by agent or
counsel and state reasons why the request should or
should not be granted.

Raymond F Lee
Chairman SECRETARY
Board of Adjustment

Date: 5/3/77

Case No. 1-77

72-3

Thursday 5/26/77

Members Present

H. Fetzer
T. Leighton
R. Lee
P. Caswell

Public Hearing Case 1-77 Town Hall

Others Julie Herlihy
Don Heck, Martin
Greaves

Order 8:00 PM See Read App & Notices Sent

- V. Gene Robinson - The use of Camping to be moved into new building

For - None
Against - None
Quest. Reply

Key Lee - Retreat Center has 36 Beds
Riding & Camping has 25 Beds, No additional expansion planned
Fetzer - Ask about future expansion - Reply - Want to keep it small

Nothing - Ask about original App. for Variance i.e. Sign of Dome for Retreat - now Camping?

Isebelte - Retreat Center around also run camping

Fetzer - Old Bldg to be owned by Diocese
New Bldg is V. Gene & Isebelte owned and back to original.
Leasing is an effort against expense

Leighton

Lee - 40 Acres goes with Retreat Center

Nothing - Pony Farm is Gene? Yes

Hearing Closed 8:15 PM.

T. Leighton
R. Mitting
H. Fetzer
R. Lee
P. Caswell

6/7/77 Tuesday Chapel

Minutes of Previous Meeting Read and Accepted

Case 1-77 Robinson

Art IV Sect 13 Rqmnt

Para (1) 500 feet from existing dwelling of another dwelling

Called Gene Robinson & Isabelle for consultation - they both agreed to come down:

Sign of Doe name Retreat Center owns Land 3.54 acres and Bldg ~~not~~ pending approval of subdivision

Final Hearing on subdivision June 20th 1977
No Apartment in Barn

If Retreat Center disbands Diocese of NH (Episcopal) receives assets
Nothing needed over at this time by V. Gene ^{Isabelle} pending Subdivision

Gene will submit letter to Bd
Application indicated Land and Bldgs owned by Robinsons

Shelving Robinson case for time being

Case 2-77

Does Proposed Bldg conform to Art IV Sect 13

- (1) 500 feet from existing dwelling of another owner - Yes
- (2) all Bldgs set back at 100' from all lot lines - Yes
- (3) Ample off street ^{parking} at least 55' from all lot lines - Yes
- (4) all Structure and Bldgs no more than 1/8 of lot - Yes

6/10/77 Friday 7:30 PM Chapel

H. Felzer
Peter Caswell
R. Lee

Meeting convened 7:45 pm Correction

R. Nutting
J. Leighton } date

Minutes of previous meeting read and accepted

Cases Pending - 1-77 & 2-77

Case 1-77 Art IV Sect 13 Reports

- * 1 Be at least 500' from existing dwelling of another owner - Yes, as determined by estimate, however, it is to be confirmed by letter from Peter & Isabelle as the abutter
- 2 Have all Bldgs set back at least 100' from all lot lines - Yes
- 3 Provide ample off street parking that is set back at least 55' from all lot lines
- 4 Have not more than two D'ways not more than 30' wide - Yes
- 5 To be addressed to in future
- 6 all Bldgs. and Structures no more than 1/3 of the lot or parcel - Yes

Vote to grant variance

Peter Caswell	Yes	} Pending Rept of Letter
H. Felzer	Yes	
T. Leighton	Yes	
R. Nutting	Yes, Conditional, pending receipt of letter	
R. Lee	Yes	

- * Letter to contain 1) Verification of 500' feet to dwelling
- 2) Clarification of 3.54 acre and Log Bldg ownership

Variance granted pursuant to above

Case 2-77

see pg

Vote to grant Variance

Peter	Abstain
H. Felzer	Yes
R. Nutting	Yes
R. Lee	Yes
T. Leighton	Yes

Variance Granted

revised or read
15/77

7-5-77

~~7-5-77~~

7:35 PM

Chapel steps

attending
H. Setzer
P. Caswell
J. Lighter
R. Walling

minutes of previous meeting read & approved. w. corrections

Letter from Gene & Sabella Robinson was read
copies of decision on case 1-77 and 2-77 were
given to members present

Next meeting 1st Tues of Sept unless a Rollm arises.
no further business meeting adjourned 7:47 PM

R. Walling