

June 14, 2021

Town of Temple
Zoning Board of Adjustment
423 Route 45, P O Box 191
Temple, NH 03084

RE: Isabella Martin/Stepping Stones

Dear Members of the Board:

As abutters and a party directly affected by the proposal that Putnam Road would now be used as the access to the Stepping Stones event center, we strongly suggest to the Board that it deny that configuration of the use of the Martin property. We think the following points justify the denial:

1. Putnam Road is a gravel surfaced road. The use exceeds the recommended volume for a gravel surfaced road.
2. Putnam Road has a narrow travel lane for the proposed traffic frequency and volume.
3. Putnam Road is a dead-end road requiring traffic to both exit and enter where the intersection with Webster Highway is.
4. There is a substantial change in the elevation of Putnam Road and the abutting land varying between 8' and 22'. The proposed configuration has both driveways exiting perpendicular to Putnam Rd. The change in elevation requires a guardrail. Guests to the Stepping Stone's event center would not be familiar with the adjacent lands and elevations raising the possibility that, particularly at night or with icy or wet conditions, vehicles would drop down off of Putnam Road. NH DOT design requires guard rails in sections where the slope is steeper than 4:1.
5. An additional safety concern is that at the bottom of the slope along Putnam Rd. there is a water body, that at various seasonal times, has a depth of over 4 feet of fast moving water.
6. Emergency vehicle access given the status of Putnam Road is compromised by the above factors.

The presentation so far by Ms. Martin in connection with this special exception is not unified and does not demonstrate a clear comprehension of what is required under the Zoning Ordinance. Clearly the required improvements to Putnam Road which have not been discussed show that adequate facilities for the proposed use are not being provided by Ms. Martin.

We thank the Board for its attention to this matter. We do feel the board should require Ms. Martin to withdraw the application and resubmit when she has assembled all the necessary information to support her case before the Zoning Board of Adjustment.

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Sincerely,

George Russell, for Woodcock Farm, LLC

Julie Russell, for Woodcock Farm, LLC