

----- Forwarded message -----

From: <gpprudsell@gmail.com>

Date: Thu, Oct 7, 2021 at 3:37 PM

Subject: Stepping Stones Failure to comply with Temple Zoning Ordinance and Select Board Restrictions

To: Bill Ezell <wje@quackers.net>, Ken Caisse <temple.nh.selectman@hotmail.com>, GEORGE WILLARD <sophiemoog@comcast.net>

Cc: <boardassistant@templenh.org>, Chris Drescher <christopher.drescher@drescherdokmo.com>

Dear Select Board,

The purpose of this email is to bring to the Select Board's attention the Stepping Stones and Event Center's recent Expanded Operations and Aggressive Marketing that has been launched in the marketplace – and booking for event dates now thru 2022.

At the same time that Stepping Stones filed a withdrawal of their Special Exception Application before the Zoning Board of Adjustment last month, they launched a new, sophisticated website that clearly illustrates an expansion of their Operations and new even more aggressive marketing tactics. PDF copies taken from their new website are attached for your reference, and detail the new event services, partnerships, lodging, including pricing, and a “shopping cart” to book dates now thru 2022.

Stepping Stones latest actions continue to ignore the myriad of their failures to comply with Temple Zoning Ordinance that were identified during the hearings held over the past several months. For just one of many examples, the Homestead – an un-sprinklered residential dwelling with a permit for a 3 bedroom septic system, is on the websites as a 6 bedroom hotel that sleeps 14). We recommend that you visit their websites at:

www.stepsingstoneseventcenter.com,

www.theknot.com/marketplace/stepping-stones-farm-temple-nh-2043811

www.weddingwire.com/biz/stepping-stones-farm/778370e27006938a.html

We appreciate the Cease and Desist Warning notice sent by Chris Drescher on behalf of the town on September 15, 2021 that limited any further Operations by Stepping Stones to the 9 (nine) events in 2021 that were approved prior to the withdrawal of their application. Despite this direction and warning by Chris, a clear expansion of Operations and Marketing of Event dates over the next 1-2 years is currently taking place in the marketplace.

As a result of these failures to comply with the restrictions set out in their Application to the Temple Zoning Board of Adjustment, we are requesting that the Select Board

reconsider, and revoke, its decision to permit Stepping Stones to operate. (See the 5/15/21 letter of Temple Attorney Chris Drescher, posted to the ZBA webpage on 5/20/21, and also attached).

Respectfully,

George & Julie Russell

As Abutters.

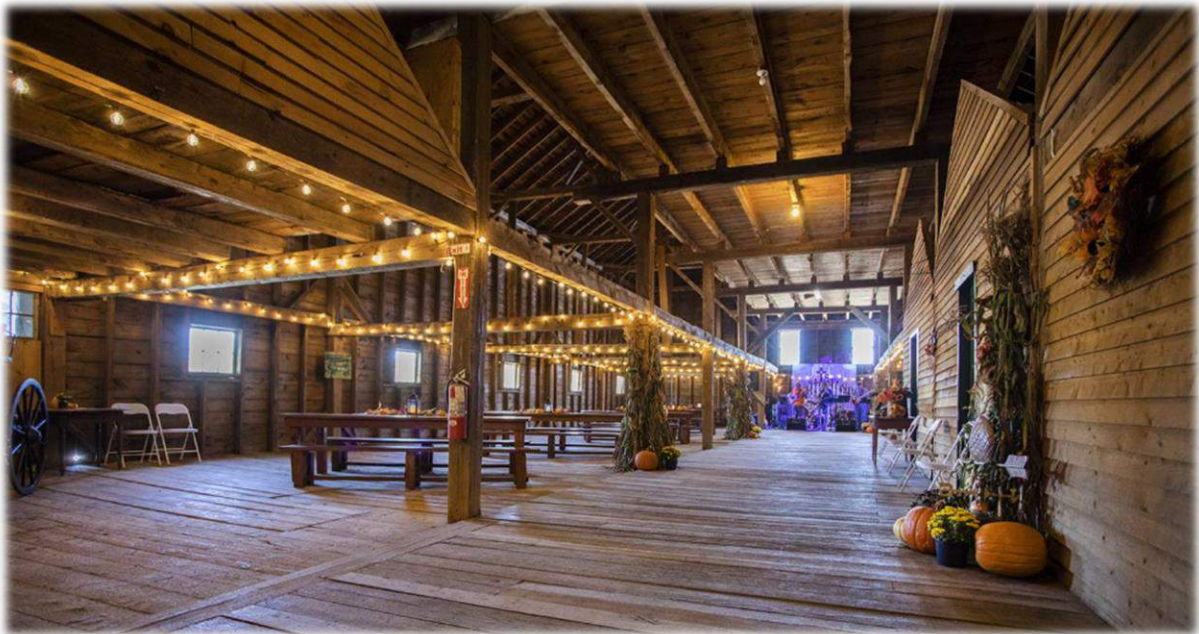


WEDDING PACKAGE SPECIAL PRICING DETAILS

PRICING FOR PEAK SEASON FROM MAY TO OCTOBER; INQUIRE FOR OFF PEAK PRICING

WHY CHOOSE US?

- Family owned and operated for almost 50 years in beautiful, scenic Temple, New Hampshire
- Idyllic setting with charm and ambiance on a historic farm—you will be our only wedding on the farm during your stay Big enough to accommodate large groups yet small enough to insure the personal touch
- Dedicated planning support and 'day of' coordinator included at no extra charge
- On-site lodging for up to 38 of your closest family and friends; local lodging for additional guests nearby Recommended (but not required) Vendors to assist with planning, catering, DJ, live music, and more
- Unlimited free parking on-site, including handicapped parking near ceremony and reception areas
- Flexible reschedule and cancellation policies around COVID-19 pandemic and state guidelines



WHAT DO WE INCLUDE WHEN YOU BOOK?

- ✓ Ceremony Site with Arbor
- ✓ Lighted Barn Reception Venue
- ✓ Bride and Groom Suites for Reception
- ✓ Exclusive Dining Table for Couple
- ✓ Ten Farm Tables with Chairs
- ✓ Dedicated Support and 'day of' Coordinator included
- ✓ Wooden Bar (bartender required)
- ✓ Audio Equipment and Piano included
- ✓ Free Parking Near Sites
- ✓ Rooms for On-site Catering Services
- ✓ Indoor Composting Toilets
- ✓ Dance Floor included
- ✓ Cake and Banquet Tables
- ✓ Ten Benches at Ceremony Site

19 Putnam Road | Temple, NH | 603.321.5255

w: www.steppingstoneseventcenter.com/ e: info@steppingstoneseventcenter.com



The Barn at Stepping Stones

The Barn is a special and historic place to host your wedding and make a most special day! We can host up to **99 guests** for an **outdoor ceremony** and **indoor seated reception** with alternate ceremony site inside the Barn for inclement weather. We specialize in **all-inclusive packages** that include many amenities that are typically an additional cost with other venues.



DETAILS

The Barn is available for single day weddings during off-peak seasons. For our peak season to rent the Barn, we require a minimum two night stay at the Lodge. The Barn includes all amenities listed above and full access during your stay for decoration and set up. All weddings booked at Stepping Stones also include a dedicated support and 'day of' coordinator to assist with planning and set up. Please contact us directly with questions or requests for off-peak pricing!



The Lodge at Stepping Stones

The Lodge is our flagship lodging accommodation that sleeps up to **24 guests in ten bedrooms** including a **private suite with private bathroom**. Many couples choose to offer this option to **wedding parties, friends or family members** during their wedding weekend! The Lodge has a beautiful stone fireplace inside and gorgeous back porch with fire circle and seating outside. We have a fully equipped kitchen with all the comforts of home in a pristine setting!



DETAILS

The Lodge offers ten bedrooms with varying configurations including twin, full and queen beds. Eight main guest rooms are adjoined by shared bathrooms with a toilet & shower and each room has a sink and mirror. One additional guest room downstairs with a queen bed and private bath, and one suite upstairs with a queen bed and private bath.

- ✓ Sleeps up to 24 guests in 10 bed rooms
- ✓ Bride & Groom Suite with private entrance and bath
- ✓ Great Room
- ✓ Full kitchen
- ✓ Front porch with rocking chairs
- ✓ Fire Circle with wood
- ✓ Lawn Games
- ✓ Game Room
- ✓ BBQ Grill
- ✓ Use of Swimming Pool (seasonal)

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The Homestead at Stepping Stones

The Homestead is a unique lodging accommodation that sleeps up to **14 guests in six bedrooms** in a rare and historic New England farm house. Many couples choose to offer this option to **friends or family** looking for a quiet and peaceful setting! The Homestead is about a five minute walk from the Lodge and steps away from the Barn and Ceremony Site.



DETAILS

The Homestead offers a unique lodging experience in what used to be a Stagecoach Stop between Boston and Montreal. This property is walking distance to the pool and right next to our farm animal barn with miniature goats, chickens and all the charm of a New England farm!

- ✓ Historic Living Room
- ✓ Full kitchen
- ✓ Sunroom for rocking and eating
- ✓ Lawn games
- ✓ Gazebo
- ✓ BBQ Grill
- ✓ Access to Swimming Pool

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PRICING AND PACKAGES

We offer both standard pricing options and custom packages to make your day truly amazing. Below are our individual and package pricing guides. Please note **weekend weddings require a two night minimum stay** at the Lodge! If you choose to stay more than two nights, additional nights are subject to a 15% nightly discount—many couples love coming in on Thursday and making it a weekend affair!

STANDARD PRICING

Barn Reception Venue and Ceremony Site **\$5,500/event** plus tax

Overnight Lodging at **Stepping Stones Lodge** for 24 guests **\$1,500/night** plus tax
Lodge style accommodations with 10 bedrooms including bridal suite, full kitchen, outdoor fire circle and game room

Overnight Lodging at **The Homestead** for 14 guests **\$1,250/night** plus tax
Six bedroom private farmhouse with full kitchen and gardens

One Time Cleaning Fee of \$500 will be charged for lodge, homestead and barn. Clients have the option of hiring their own professional cleaning service at their own cost at which time this fee will be waived.

WEDDING PACKAGE SPECIAL PRICING – 5% discount applied to all package bookings

We specialize in providing an immersive, intimate experience allowing you and your loved ones to celebrate together and without interruption! Weekend packages are our most requested offering and we can customize to your liking! See some of our most popular packages below!

GOLD PACKAGE **\$10,450** plus tax

Exclusive access to entire property for the weekend!
Barn Reception Venue and **Ceremony Site** choice
Two night stay at **Stepping Stones Lodge** for 24 guests (perfect for wedding party)
Two night stay at **The Homestead** for 14 guests (perfect for family or friends staying longer)

SILVER PACKAGE **\$9,260** plus tax

Exclusive access to entire property for the weekend!
Barn Reception Venue and Ceremony Site choice
Two night stay at **Stepping Stones Lodge** for 24 guests (perfect for wedding party)
One night stay at **The Homestead** for 14 guests (perfect for family or friends travelling locally)

PERFECT PACKAGE **\$8,075** plus tax

Exclusive access to entire property for the weekend!
Barn Reception Venue and **Ceremony Site** choice
Two night stay at **Stepping Stones Lodge** for 24 guests (perfect for wedding party)

We also offer custom wedding services and will work together to create a solution to bring your vision for your special day to life! Please contact one of our Wedding Consultants for more information on how we can make your day spectacular! Pricing varies.

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DETAILS AND POLICIES

We offer a dedicated support coordinator who will be available throughout the planning process and will be on-site during your event. This cost is included in the pricing.

All amplified music in the Barn must cease by 10:30pm. Any violation of this policy will result in a \$1,000 fee and/or other penalties.

We offer a vast selection of recommended vendors to make your special day come to life! Please see a full listing of vendors on our website under the About Us section.

We offer on-site parking for up to 99 guests within walking distance of all amenity sites. We highly recommend that guests staying off-site arrange for alternate transportation.

Due to the historic and antique nature of our Barn, a fire watch patrol will be on-site during indoor receptions. This cost is assumed by Stepping Stones and the crew will not be disruptive to your event.

Professional Bartending service is required for all weddings if alcohol will be served. Couples serving alcoholic beverages are welcome to provide their own alcohol but must hire Martinis's etc. of Hooksett, NH for the reception portion of the wedding.

Event Host Liability Coverage from Eventsured is required for all weddings. You must purchase a one-day event host policy naming Stepping Stones Farm & Event Center, LLC as an Additional Insured. The cost for this coverage is under \$120. Proof of insurance will be required one month prior to the wedding.

We recommend that you visit our [website](#) for more information and photos. Stepping Stones Farm is also a Professional Partner with [The Knot](#) and [Wedding Wire](#).

Be sure to acquaint yourself with our extensive list of Recommended Event Vendors to assist you as you plan your special day. For more information or a tour, please call Isabella Martin, Owner, at 603-321-5255 or [email us!](#)





Christopher B. Drescher
Admitted in NH

September 15, 2021

Isabella Martin
19 Putnam Road
Temple, NH 03084

Re: Remaining Events and Cease & Desist (Warning)

Dear Ms. Martin,

As you are aware, the Selectboard has exercised its discretion in authorizing you to hold some sanctioned events while you pursued administrative approvals to have a commercial Event Center at your property.

You have since withdrawn your application for a Special Exception.

It is our understanding that there are still nine (9) events planned (*8 weddings and 1 dinner*) that were agreed to prior to the withdrawing of said application.

In the spirit of good faith to you customers and, moreover, in light of the Town's duty to provide a fire watch to ensure their safety, the Selectboard will honor its agreement as to the remaining nine (9) events.

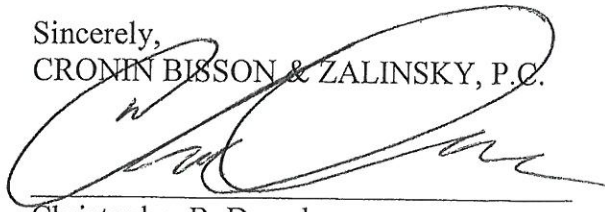
However, once the agreed to events have elapsed there shall be no more such events.

Any further events will be met with a *Cease and Desist Order*, or in the alternative, injunctive relief and penalties pursuant to *NH RSA 676:15* and *NH RSA 676:17*.

We appreciate your cooperation and attention to this matter.

Sincerely,
CRONIN BISSON & ZALINSKY, P.C.

By:


Christopher B. Drescher

CC: Temple Selectboard; Jason Bielagus, Esq.



info@

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BUSINESS OFF-SITE TRAINING



"The best way to predict the future, is to create it." ~(Peter Drucker)

IF YOU AND YOUR COMPANY NEED SOME TIME TO DEVELOP BETTER STRATEGIES, THINK ABOUT HOSTING YOUR OFFSITE BUSINESS TRAINING HERE AT STEPPING STONES FARM AND EVENT CENTER. CONNECT OUTSIDE OF THE OFFICE TO DEVELOP FRESH IDEAS AND DEEPER COMMITMENT. THIS CAN HELP TO BOOST EMPLOYEE MORALE, AND STRENGTHEN COMMITMENT TO YOUR MISSION AND COMPANY CONNECTION.









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CELEBRATIONS AND REUNIONS



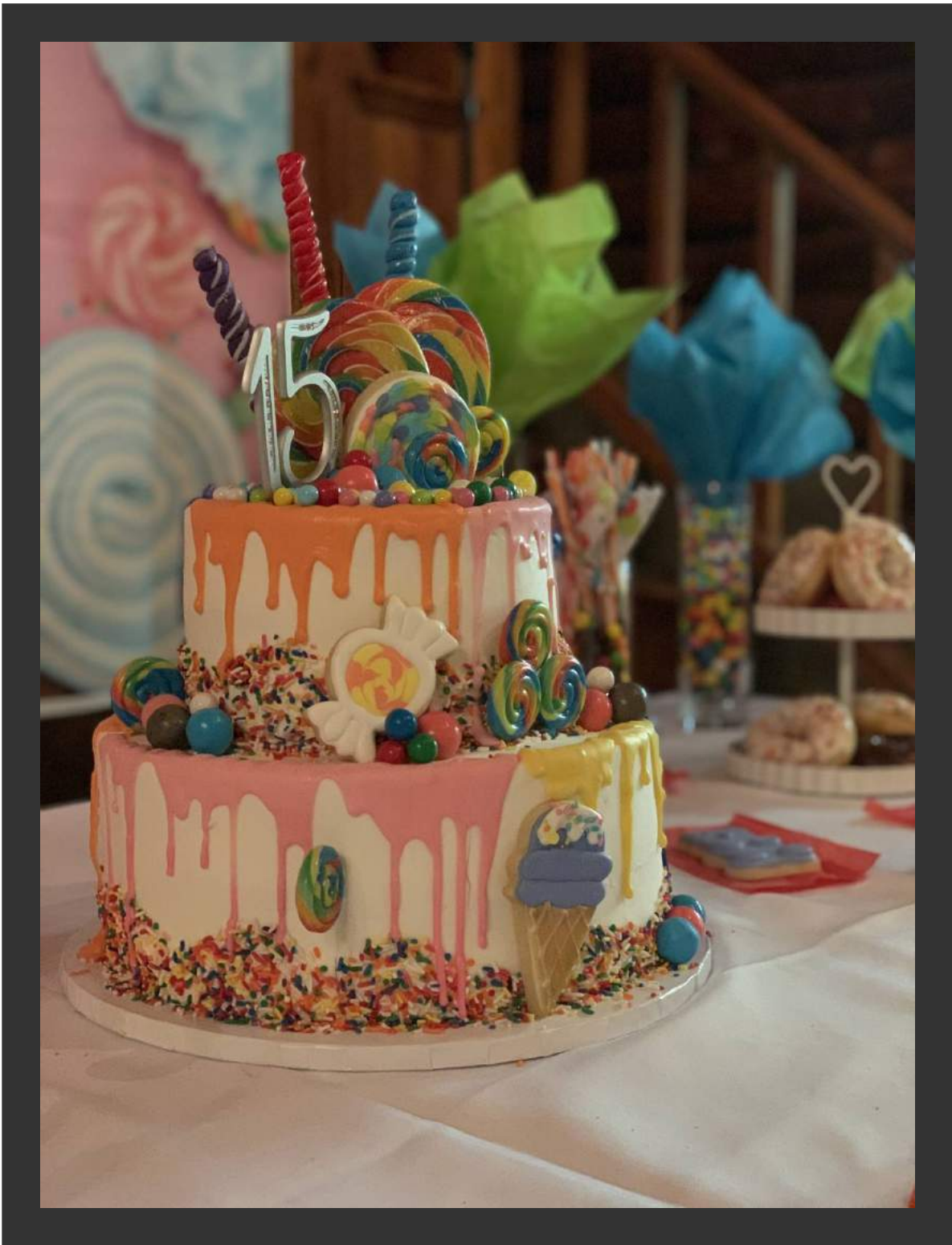
"Life

is short, so where your party pants." ~Loretta LaRouche

COME CELEBRATE ANY OF LIFE'S MILESTONES HERE AT STEPPING STONES FARM AND EVENT CENTER. GATHER WITH YOUR LOVED ONES AND TOAST TO LIFE'S MILESTONES ON OUR BEAUTIFUL PROPERTY. WHERE YOU AND YOUR GROUP WILL HAVE EXCLUSIVE USE OF OUR VENUE TO CELEBRATE, BIRTHDAYS, SHOWERS(BRIDAL & BABY), RETIREMENTS, REUNIONS, CELEBRATION OF LIFE, WELLNESS OR RETREAT WEEKENDS AND ENGAGEMENTS.



















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EVENTS & RETREATS ▾ LODGING ▾



WHO WE ARE ▾ GALLERY

STEPPING STONES

We are located in Temple, New Hampshire. Rural and relaxed, Stepping Stones is a farm and event center that fosters connection with the land and each other to honor life's meaningful moments. A place where mountain air dances in the pines during the day and stories are shared by roaring fires beneath the stars at night. This is a welcoming environment that offers you peace, community, and endless opportunities for adventure. We pride ourselves on making our venue a one of a kind facility for all celebrations. With a heritage of hospitality that extends back to before the American Revolution, we strive to continue that mission with all who come to visit.





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LODGING

Located in the Monadnock region of New Hampshire, Stepping Stones Farm sits on 28 acres of rolling pastures – soon-to-be enjoyed by our new family of horses, chickens, and goats – surrounded by hundreds of acres of pristine conservation and preserved woodland. With a heritage of hospitality originating in the 1800s, we are excited for this space to hold all of us as we continue evolving and celebrating life, together.



The Homestead

The Farm has been a place of warmth and welcome since 1754, when the original Homestead was settled by a veteran of the French and Indian War. Over time, it became a community gathering place, with a Birthing Room, School Room, and a sanctuary for orphans and widows. Still later, it served as a major Stage Coach stop between Boston and Montreal, a place where weary travelers could soothe both body and spirit. Now the Homestead is a place where family and friends can gather.

The Homestead



The Lodge

Let the Lodge be your “home away from home,” combining rustic elegance with the latest amenities for rest and relaxation. From rocking on the front porch, to gathering by the massive fieldstone fireplace, to fine dining for up to 50 under a cathedral ceiling and wrought-iron chandeliers, the Lodge has it all. With comfortable rooming options for 24 people, a fully equipped kitchen, and full downstairs space for workshop sessions, yoga classes, therapeutic massage, board games and movies, let us provide you with an escape from everyday stresses and strain.

The Lodge

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RETREATS



"The world needs people who retreat from the world in order to see it more clearly." ~ Patrick Shen

WHEN YOU HOST YOUR RETREAT AT STEPPING STONES, YOU GATHER ON SACRED GROUND THAT IS READY TO HOLD YOU AND HELP YOU TRANSFORM. WHETHER YOU WANT TO CREATE A RETREAT CENTERED AROUND YOGA AND MEDITATION, ART AND MUSIC, WRITING AND READING, RUNNING AND BIKING, TEAM BUILDING AND STRENGTHENING, OR JUST WANT TO GET AWAY TO LAUGH AND HEAL WITH A GROUP OF FRIENDS, STEPPING STONES IS READY TO BRING YOUR VISION OF TRUE CONNECTION TO LIFE.



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SPECIALTY WORKSHOPS



"To be creative
means to be

in love with life." ~Osho

CALLING ALL ARTISTS, CRAFTERS, PHOTOGRAPHERS, WRITERS
AND BIRD WATCHERS. COME GATHER WITH FRIENDS OR FAMILY
AND ENJOY BEING TOGETHER. REVIVE YOUR SPIRITS,
SURROUNDED BY PEACE & QUIET. THIS IS A PLACE TO GIVE
YOURSELF THE GIFT OF TIME TO CREATE. COME SHARE YOUR
UNIQUE KNOWLEDGE WITH YOUR COMMUNITY IN AN INSPIRING
SPACE.







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STEPPING STONES

We are located in Temple, New Hampshire. Rural and relaxed, Stepping Stones is a farm and event center that fosters connection with the land and each other to honor life's meaningful moments. A place where mountain air dances in the pines during the day and stories are shared by roaring fires beneath the stars at night. This is a welcoming environment that offers you peace, community, and endless opportunities for adventure. We pride ourselves on making our venue a one of a kind facility for all celebrations. With a

heritage of hospitality that extends back to before the American Revolution, we strive to continue that mission with all who come to visit.



WEDDINGS

Come celebrate your wedding with us. From simple to elegant, our staff and vendors will help make it stress free.



CELEBRATIONS & REUNIONS

Reconnect with family and friends. Come together to enjoy the beauty of the property.



RETREATS



BUSINESS OFFSITE TRAINING

Host an intimate wellness, work, or educational retreat in a healing environment.

Think outside the office to develop better strategies, communication, and commitment to your companies mission.



SPECIALTY WORKSHOPS

Calling all artists, crafters, photographers, writers and bird watchers. This is a place to give yourself the gift of time to create.

WHO WE ARE

...We believe that deep connection and meaningful growth are meant to happen at Stepping Stones – it's in our soil and our hearts.

[Learn more about our wonderful property!](#)

REACH OUT TO US TODAY

...if your event had to be postponed due to the Pandemic. We are ready to help you and reschedule your event. We hope you will contact us to help make your event memorable.

[Contact Us](#)

OUR UPCOMING EVENTS

...if you want to know more about the events that are happening at Stepping Stones Farm check out our Upcoming Events page for more information.

[Upcoming Events](#)

0:00 / 1:42

STEPPING STONES FARM & EVENT CENTER

WEDDINGS & EVENTS

We are a wedding and event center and hope you will give us the opportunity to host your event here. We pride ourselves on making our venue a one of a kind facility with lodging up to 38, 2 full kitchens, a historic barn and 28 pristine acres for all of your celebration needs.

OUR EVENT CENTER













Directions To Stepping Stones Farm and Event Center

When coming East on NH-101 turn left onto Webster Highway.
Continue 1.3 miles until you see Stepping Stones Farm and Event
Center on your left.

When coming West on NH-101 turn right onto Webster Highway.
Continue 1.3 miles until you see Stepping Stones Farm and Event
Center on your left.

[Click here for directions](#)

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WEDDINGS



" True love stories never have endings." ~Richard Boch

HERE AT STEPPING STONES FARM AND EVENT CENTER, WE
SPECIALIZE IN PROVIDING AN INTIMATE EXPERIENCE. THIS ALLOWS
YOU AND YOUR LOVED ONES TO CELEBRATE TOGETHER. WHETHER
SIMPLE OR ELEGANT, CREATE THE BARN WEDDING OF YOUR
DREAMS WITH TRUSTWORTHY SUPPORT FROM LOCAL VENDORS.
WHEN YOU BOOK YOUR WEDDING WITH US, YOU WILL BE THE ONLY
GROUP ON THE PROPERTY TO ENJOY ALL 28 ACRES OF PRISTINE
BEAUTY.

[Click here for our 2021-2022 Wedding Packages](#)