

**COPY**

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May 27, 2021

Christopher B. Drescher, Esq.  
Cronin, Bisson & Zalinsky, PC  
722 Chestnut Street  
Manchester, NH 03104



Dear Mr. Drescher:

This letter follows on my earlier email to you concerning the letter addressed to Isabella Martin on May 18, 2021 on behalf of the Board of Selectmen.

I am enclosing some information I printed off the internet concerning Stepping Stones. Please note that the main house which is included in the wedding venue is less than 100 feet from Miller Highway. The application that has been submitted to the Zoning Board of Adjustment has not sought a variance and has only sought a special exception. Accordingly, the inclusion of the main house into the wedding venue application and the permission granted to use it is not warranted by what is pending before the Zoning Board of Adjustment. I also do not know what the distance of the main house is to the abutters as the information that was provided did not calculate that distance.

I would also note that under Section 20 of the Zoning Ordinance, there appears to be a bed and breakfast operation which also requires a special exception. Based upon the information in the submission for the wedding venue special exception, the use of the "main house" for a bed and breakfast is not permitted. Also, there is a question as to whether the additional living units on the property constitute a disqualification under that section of the ordinance.

To expand upon my earlier email communication to you, I am informed there was an event at Stepping Stones on the weekend of May 21<sup>st</sup>. Assuming that is a correct report concerning events at Stepping Stones, can you advise me as to whether Isabella Martin complied with the conditions set forth in your letter of May 18, 2021 for that event?

To circle back on the "main house," it appears from the information for the wedding venue, that the main house is operated completely extra legally in that it does not meet the requirements for a bed and breakfast, it is within 100 feet of the property lines, has received no special exception, and in fact it appears that it is being operated as a hotel, which is not a permitted use under the Temple Zoning Ordinance. This comment is made without benefit as to a census of how the other residential

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units on the property are being used. The Temple Zoning Ordinance at Article V, "Districts and Uses," in paragraph B.3. prohibits commercial enterprises of any kind except those that preexisted the adoption of the zoning ordinance or as outlined in Article IV, Section 13. Section 1 does not permit buildings to be altered except for one family year-round or seasonal dwelling and farm.

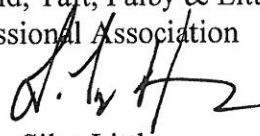
As I noted in my email communication, the Board of Selectmen have engaged in disparate treatment of property owners engaged in questionable activities or activities which might under the zoning ordinance require a special exception. The property on West Road owned of record by John H. Jackson Marsh and Alan Marsh is the subject of an enforcement proceeding brought by the Town of Temple on what appears to be from a legal standard the same issues that Isabella Martin is given a pass by the Town of Temple.

I look to a response to the matters raised in this letter and raised in my email to you concerning this issue of Stepping Stones.

Very truly yours,

Fernald, Taft, Falby & Little  
Professional Association

By:



Silas Little

Direct Line: 603-924-3364 Ext. 14

sl/djh

enc.

cc: Temple Zoning Board of Adjustment

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pastures surrounded by hundreds of acres of pristine conservation and preserved woodland, offering ties to the land and a private, exclusive experience. Our property includes three primary areas, all of which are easily walkable to each other, have on-site parking and are ADA accessible :

--The Barn (primarily used for receptions and rain backup)

--The Lodge (large log cabin that sleeps up to 24 of your closest friends and family)

--The Homestead (a classic 6-bedroom New England farmhouse, sleeps 14)

Below are descriptions of the Barn, The Lodge and The Homestead features:

Many couples are taken with our massive Colonial-era Barn, one of the largest and most unique of it's kind. The Barn beacons guests to celebrate in a large, spectacular event space complete with bistro lighting and a dance floor. The Barn also offers a bride and groom suite, catering rooms and outdoor bathroom facilities!

Cabin charms await in The Lodge, a towering hand-hewn log cabin which features a large gathering room with cathedral ceilings, wrought iron chandeliers, and fieldstone fireplace. It accommodates up to 24 guests with ten separate bedrooms (including a couple's suite), has a full kitchen and dining room, front and back porches, outdoor fire circle, game room, yoga studio and therapeutic massage room. The Lodge includes plates and flatware for up to 50 guests!

The Homestead is our take on classic New England style with six

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- ✓ [Covered Outdoors Space](#)
- ✓ [Dressing Room](#)
- ✓ [Handicap Accessible](#)
- ✓ [Indoor Event Space](#)
- ✓ [Liability Insurance](#)
- ✓ [On-Site Accommodations](#)
- ✓ [Outdoor Event Space](#)
- ✓ [Reception Area](#)
- ✓ [Wireless Internet](#)

Business Attributes

Woman-owned Business

Ceremony Types

Civil Union, Commitment Ceremony, Elopement, Interfaith Ceremony, Non-Religious Ceremony, Religious Ceremony, Second Wedding, Vow Renewal Ceremony

Guest Capacity

Up to 100

Settings

Backyard, Barn, Farm & Ranch, Estate, Garden, Historic Venue, Tented, Trees