

NOTICE OF DECISION
TOWN OF TEMPLE
ZONING BOARD OF ADJUSTMENT
423 NH Rt 45
PO Box 191
Temple, NH 03084

May 23, 2022

Isabella Martin, Trustee of the
Isabella Martin Revocable Trust
19 Putnam Road
Temple, NH 03084

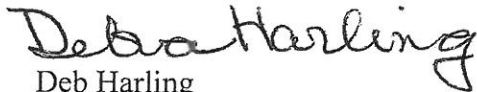
Re: Case No. 2022-01-SE

You are hereby notified that by the unanimous vote of the four sitting members of the Temple Zoning Board of Adjustment (ZBA) on May 12, 2022, you have been granted a Special Exception pursuant to Section 13 A and 13B of the Temple Zoning Ordinance to allow only the Barn on Tax Map 9B, Lot 15 to be used as an Event Center, subject to the following terms and conditions:

1. Site Plan approval must be obtained before any events are held.
2. The Homestead and other dwellings on the property shall be used as a private residence either by the owner or long-term tenants and shall not be used as a short-term rental, bed and breakfast, air bnb or housing for event guests or staff.
3. The Lodge shall not be used in conjunction with the Barn events unless a second Special Exception is obtained for the Lodge use.
4. No events shall occur outside the Barn unless another Special Exception is obtained showing the areas of such outdoor use.
5. All advertisement for the Homestead and the Lodge must be removed in association with Barn events.
6. The only building on Map 9 Lot 15 to be used for events is the Barn; and only one Barn event can occur at a time.
7. No more than 15 Barn events (up to 35 guests) be held per calendar year and no more than 15 Barn events (up to 99 guests) be held per a calendar year. 30 Events total per calendar year.
8. Barn must meet all fire and safety codes before the first event takes place. Barn must be inspected and signed off by the Select Board and Fire Chief before such use.
9. There shall be no event open to the general public.
10. Events and set-up can take place between 8 a.m. and 10 p.m.
11. No alcohol or food is to be consumed outside of the barn.
12. Alcohol is only allowed to be served inside the Barn and by a licensed and insured Bartender in compliance with all applicable State laws and regulations.
13. Last call shall be 9:30 p.m. and the event shall end by 10:00 p.m.

14. Any and all fees are to be paid associated with the Variance and Special Exception Application within 30 days of the date of this Notice of Decision
15. If existing paddocks or riding arenas should be used as event parking, permanent fencing or curbs should be installed limiting parking to 55 feet from the lot line.
16. Fire lanes shall be kept clear during events.
17. Amplified music is only allowed inside the Barn and shall be subject to the Town's Sound/Noise Ordinance as stated in the application.
18. There should be no changes to the Barn other than to meet safety/fire standards. Expansion of the Barn is not allowed.
19. The Operator of the Barn must fill out the first page of the Temple's special events application for each proposed Event which would give the Select Board necessary information on date and number of guests attending, the health officer confirm information to confirm adequate number of porta potties at event and to allow the number of events to be tracked.
20. The driveway on the corner of Putnam road and Webster Hwy should be roped off during events but in such a way that would not affect the long-term resident that lives there.

See minutes of the Board's May 12, 2022 meeting.



Deb Harling

Vice-Chair, Zoning Board of Adjustment

Note: Within thirty days of the ZBA's vote referenced above, the Select Board, any party to the action or any person directly affected by this action has a right to appeal this decision. See NH Revised Statutes Annotated Chapter 677. This notice will be placed on file and made available for public inspection in the records of the ZBA on May 23, 2022. Copies of this notice have been distributed to the applicant, Select Board and Town Clerk.