

# TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

## GENERAL APPLICATION FORM

Revised June 2019

### Type of Application:

(check all that apply)

- Special Exception  
 Variance  
 Appeal of Administrative Decision  
 Equitable Waiver of Dimensional Requirement

### 2. Applicant:

Name(s): Isabella Martin (by her attorneys Welts, White & Fontaine, PC)  
Address: 19 Putnam Road  
City: Temple State: NH Zip: 03084 Phone: 603-321-5255  
Email: boomartin603@gmail.com

### 3. Property Owner(s):

Name(s): Isabella Martin, Trustee of Isabella Martin (McDaniel) Revocable Trust  
Address: 19 Putnam Road  
City: Temple State: NH Zip: 03084 Phone: 603-321-5255  
Email: boomartin603@gmail.com

### 4. Primary Contact:

Name(s) Israel Piedra, Esq.  
Phone: 603-883-0797  
Email: ipiedra@lawyersnh.com  
 Applicant     Owner     Attorney     Surveyor/Engineer

### 5. Project Name: Stepping Stones Farm & Event Center

Street Address: 19 Putnam Road, Temple NH 03084  
Tax Map: 9B Lot: 15  
Acreage: 23.5

### 6. Zoning District(s)

(check all that apply):

- Village and Historic Preservation  
 Rural Residential and Agricultural  
 Mountain

### 7. Request

Please explain what you are seeking from the ZBA.

A special exception pursuant to Section 13 of the Temple Zoning Ordinance to allow the barn on this lot to be used for occasional weddings and small gatherings, as described in the attached narrative.

# TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

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### Attachment 2

#### Zoning Board of Adjustment Application Fee

A fee will be charged sufficient to cover the ZBA's administrative fee, the mailing of legally-required notices and placing a notice in the local paper. The ZBA is authorized to select and retain outside technical, investigative, or legal assistance when the ZBA deems such assistance to be necessary to properly evaluate any application and the ZBA may charge those expenses to the applicant.

1. Application fee:	\$ 150.00
2. Required notices: \$ <u>7.33</u> x <u>12</u> *	\$ <u>87.96</u>
3. Newspaper notice: **	\$ <u>TBD per town<sup>t</sup></u>
4. Professionals retained by the ZBA: ***	\$ <u>          </u>
5. Total Application Fee	\$ <u>237.96</u>

#### Notes to above:

\* Actual cost times number of notices

\*\* Actual cost

\*\*\* To be assessed by ZBA

<sup>t</sup> Town rep advised that newspaper notice cost would be provided upon receipt. Applicant will promptly pay that cost when provided

To find out about specific fees, or to get answers to questions, contact the Town Office at 878-2536.

# TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

## GENERAL APPLICATION FORM

Revised June 2019

An application may be delivered to the Town offices by hand (see Town website for office hours) or by US mail. An application will be considered received when stamped below.

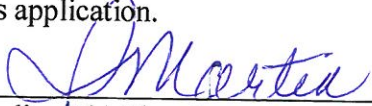
Note: As an applicant, you must be familiar with each of the following:

- a. Temple Zoning Ordinance
- b. Temple ZBA Rules of Procedure
- c. New Hampshire statutes on zoning (RSA's)

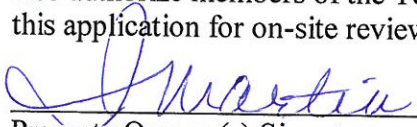
Documents a and b are available on the Town's web site or Town office. Document c is available on the State's website.

### AUTHORIZED SIGNATURES

I/We certify that we have read the above Application Instructions and that this application is correctly and accurately completed in accordance with the Town of Temple's Zoning Ordinance and the requirements of this application. I/we agree to pay the fees outlined in the attachment to this application.

                      3/1/22  
Applicant(s) Signature                      Date

As property owners, I/We give the applicant and/or agent, as stated hereon, our authorization to submit this application and represent us on matters relative to the Town's ZBA process. I/We also authorize members of the Temple ZBA and its agents access to the property described on this application for on-site review of the proposed application if necessary:

                      3/1/22  
Property Owners(s) Signature                      Date

Office Use Only
Date Received: <u>3/14/22</u>
Fees Paid: <u>237.96 (APP + POSTAGE)</u>
Initialed: <u>UJ</u>
Case #: _____

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON



Stepping Stones Farm & Event Center  
19 Putnam Rd  
Temple, NH 03084  
(603) 321-5255

Bar Harbor Bank & Trust

52-175/112

1719

PAY TO THE ORDER OF

Just Maudie & Cheryl Nelson \$ 237.96  
96 DOLLARS

AUTHORIZED SIGNATURE

MP

⑈001719⑈ ⑈01201759⑈ 8330279384⑈



Security features included. Details on back.

## SPECIAL EXCEPTION APPLICATION

### NARRATIVE

As noted in the General Application Form, the Applicant seeks a special exception pursuant to Section 13 of the Temple Zoning Ordinance to allow the barn on Lot 9B-15 to be used for occasional weddings and small gatherings. This narrative more particularly describes the history of the Property, the proposed use, and the ordinance requirements for a special exception.

#### **A. Background**

The Property<sup>1</sup> has been used for commercial purposes for many decades. Boo and her husband bought the Property in 1965. Relevant here, uses of the Property included summer camps and activities, religious retreats, conferences, and other events starting in the 1970s. Those activities included overnight stays from camp/retreat participants. At that time, the overnight guest stays took place in the “Homestead,” which is the original home on the property dating to 1754.

In 1977, Boo received a variance from the Temple Zoning Board allowing the construction of the “Lodge” on Lot 9B-14. The ZBA minutes from 1977 reflect that the permitted uses of the Property included being used as an overnight “retreat center” and for overnight “camping” inside the buildings.

Both lots have been continuously used for overnight stays and events since that time, including for church retreats, family gatherings, summer camps, therapeutic veterans activities, riding clinics, and conferences, among other things. Throughout this time, guests have lodged overnight in the Lodge.

In sum, certain commercial events and overnight guest lodging are long-standing uses of the Property which predate zoning in Temple and were expanded into the Lodge by permission of the ZBA in 1977. Those uses are therefore permitted on the Property without requiring any further action by the Town. *See Hampton v. Brust*, 122 N.H. 463, 468 (1982) (“If the [landowners] use their property so as to avail themselves of the original nonconforming use, and they do not substantially change the nature and purpose of their original use, then their use is permissible.”); RSA 674:19.

Of note, the Applicant does not seek permission to use the “Homestead” as part of her wedding/event business and the Homestead is thus not a part of this application. This change was made to address concerns previously raised by abutters and the Board. The Applicant intends to lease the Homestead as a long-term single family home rental.

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<sup>1</sup> The Property consists of Lot 9B-14 (3.54 acres) and Lot 9B-15 (23.5 acres). The lots have always been used in conjunction with each other, but a subdivision was acquired in 1977 to allow for financing of the construction of the “Lodge” on Lot 9B-14.

## B. Special Exception Application

This application pertains only to the use of the historic barn on Lot 9B-15 (“Barn”). The Applicant proposes to use the Barn as a venue for weddings and other gatherings. Such a commercial use is permitted under the Temple Zoning Ordinance (“TZO”) by special exception.

More specifically, the proposed use is for “Barn events.” “Barn events” would meet the below parameters:

- No more than 30 Barn events will be held per calendar year
- 15 of those Barn events may have up to 99 guests (e.g., weddings and family reunions)
- All other Barn events are limited to 35 guests or fewer
- Only one Barn event will occur at a time
- No outdoor amplified sound
- All Barn events will comply with the Town noise ordinance

The proposed use will not change the character of the Property or the neighborhood. As mentioned above, the Property has been used for various commercial purposes for decades. Of note, several commercial businesses already exist on Webster Highway within two miles of the Applicant’s property. These businesses include Ben’s Sugar Shack, New Temple Glassworks, the Timberdoodle Club, and Pondview Kennels, among others.

No new buildings will be erected. No changes will occur to the existing building (except those necessary to ensure compliance with town and State codes). The Farm will continue to be used as a working farm. Indeed, the Farm is a desirable wedding/event venue *because* of its rural/agricultural character, and the Applicant intends to preserve that character. Only the use of the Barn will change, and the proposed use is a modest one. This will not be a full-time event center. The frequency and scope of Barn events will be limited as set forth above.

The Applicant’s proposed use will comply with all Town codes and ordinances. Applicant is prepared to take whatever steps are necessary to ensure compliance. The proposed use is also consistent with the Temple Master Plan, which encourages business and commercial uses while also seeking to preserve the town’s rural character and farmland.

The Farm has been lovingly operated by Boo for decades. She has always been a good neighbor and citizen. The proposed use here is a modest request: to allow small, occasional weddings and other gatherings in a rustic Barn on a 23-acre lot — a lot that has been used for commercial purposes for decades. There will be no new construction and no changes to the Farm’s rural/agricultural character. A plan of the Property is attached as **Exhibit A**, and photos of the Barn are attached as **Exhibit B**.

This proposal has strong support from the community. Attached as **Exhibit C** is a petition in support of this proposal. The petition has been signed by approximately 62 Temple and Wilton residents, all of whom live within two miles of the Farm.

Much time, thought, and expense has gone into planning this project. We believe that the proposed use is appropriate for the property. We are committed to ensuring that these plans are enacted without adverse impacts on the neighborhood.

**Section 13A – Special Exception Standards**

The following is a discussion of each “Special Exception Standard” in Section 13A of the Temple Zoning Ordinance.

- 1) The proposed use shall be set back at least five hundred feet from any existing dwelling of another owner; provided, however, that, at the discretion of the Board of Adjustment, this distance may be reduced in any amount to a minimum of two hundred feet, but only if written permission is obtained from the abutting owners affected.**

As noted above, the proposed use will be limited to the Barn. The Barn is at least 500 feet from any existing dwelling of another owner.<sup>2</sup> In fact, there are no dwellings on any of the lots (totaling 391 acres) abutting the Property.

The abutting properties are as follows:<sup>3</sup>

Lot #	Size	Owner	Comments
8A-2-1	190.00 ac.	Fly-Away Farm, LLC	Outbuildings only
8A-2	51.79 ac.	Stonegate Farm, LLC	Vacant lot
9B-13	51.4 ac.	Arlene A Laurenitis Revocable Trust	Vacant lot
9B-16	44.6 ac.	Woodcock Farm, LLC	Vacant except a shed
Wilton A-79	23.2 ac.	Arlene A Laurenitis Revocable Trust	Vacant lot
8A-2-1-4	14.174 ac.	Fly-Away Farm, LLC	Vacant lot
8A-2-1-9	9.524 ac.	Ezell Family Revocable Trust	Outbuildings only
Wilton A-78	6.6 ac.	Arlene A Laurenitis Revocable Trust	Vacant lot

- 2) The proposed use shall have off street parking which will be ample to serve the proposed use; provided, however, that any such off-street parking shall, at a minimum, be set back at least fifty-five (55) feet from all lot lines.**

The proposed use will have ample off-street parking. No street parking will serve this use. The requested use is for occasional weddings and gatherings of 99 guests or fewer. Total vehicle parking on the Farm allocated for this use is 75 spots. This includes 3 handicap spots.

<sup>2</sup> The nearest dwelling house is that of the Ezells on Lot 8A-2-1-6 (approximately 700 feet from the Barn). The Laurenitis/MacMartin dwelling in Wilton is approximately 2,600 feet (0.49 miles) from the Barn, according to Google Maps.

<sup>3</sup> Information drawn from municipal tax cards.

All parking on the Farm will be set back at least 55 feet from the lot line, as shown on the site layout plan prepared by a licensed architect and attached to this application as **Exhibit A** (the "Plan").

- 3) **The proposed use shall not adversely affect the value of adjacent property. An adverse effect on adjacent property is one which would be obnoxious or injurious or limit the use of neighborhood property by causing such problems as excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with the intended use but are not typical of permitted uses within the area.**

The proposed use will not adversely affect the value of adjacent property. The proposed use is to hold occasional weddings and gatherings inside the Barn on the Farm. The Barn is located on more than 23 acres of land. The proposed use will not make any changes to the property: no buildings will be constructed, no impervious surfaces added, no drainage changed.

The Applicant has taken considerable steps to fully mitigate any increased noise from the proposed use.<sup>4</sup> Of note, this ordinance criterion does not prohibit all noise. It prohibits "excessive" noise that is "obnoxious or injurious or limit[s] the use of neighborhood property."<sup>5</sup> Noise levels will not be excessive and will comply with the Temple noise ordinance at all times.

Holding weddings a handful of nights per year on a 23 acre property, with indoor music that has a hard stop by 10 PM, is not "excessive noise." It certainly is not "obnoxious or injurious" and does not "limit the use of neighborhood property."

Even though the noise ordinance does not strictly apply, *see supra* note 4, Applicant is committed to meeting those standards. Applicant has consulted with a sound engineer and an architect, who have made several suggestions to mitigate the potential of excessive noise, and Applicant has incorporated those suggestions. The sound engineer has concluded that "the protocols and other mitigation measures established by the property owner are sufficient to ensure compliance with the Temple sound ordinance and to avoid any excessive noise concerns for abutters." *See Exhibit D* (report and CV of Eric L. Reuter, FASA, INCE Bd. Cert.). The Applicant also requires a \$1,000 security/noise deposit for all weddings in the Barn, which will be forfeited (and donated to the Town or a nonprofit) if noise regulations are violated. This acts as an additional deterrent.

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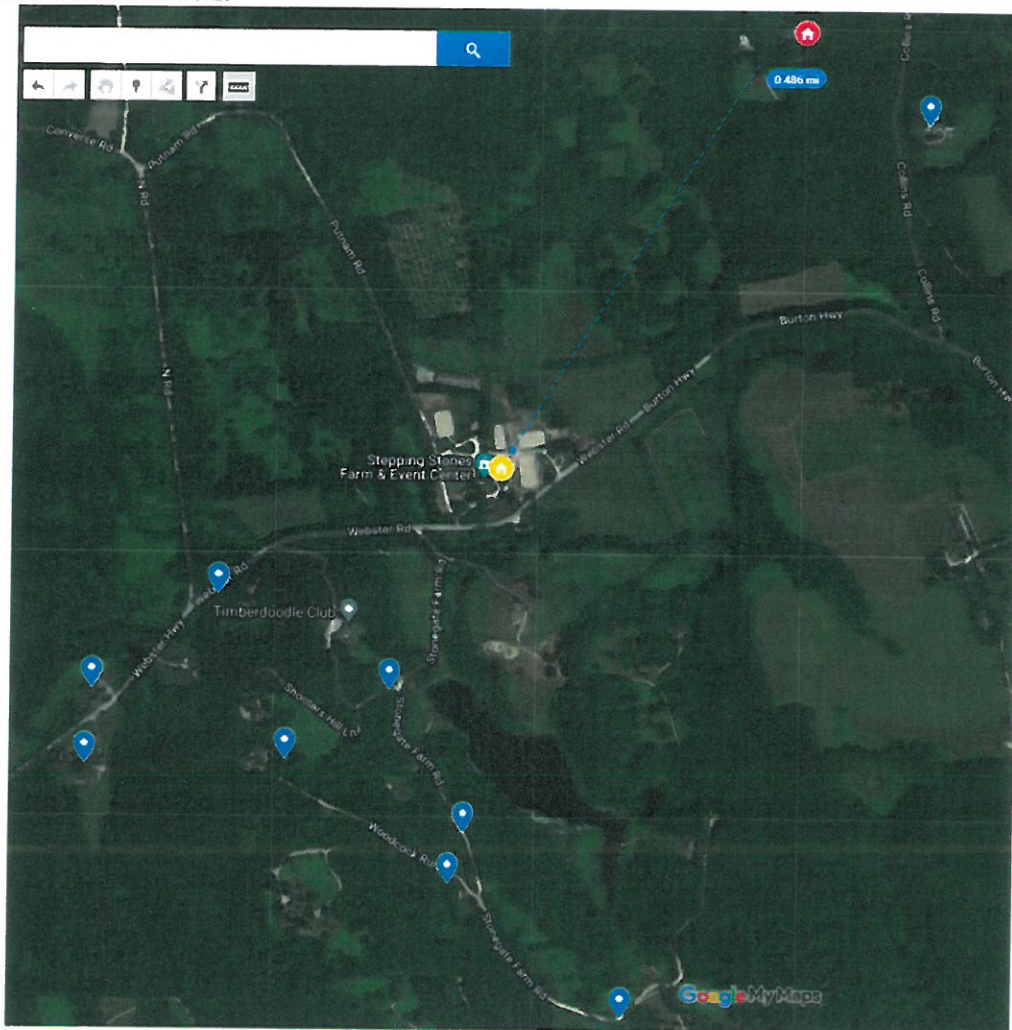
<sup>4</sup> This special exception criterion does not require compliance with the Temple noise ordinance (found at Section 31 of the TZO). Compliance with the noise ordinance (if applicable) is a matter for site plan review and enforcement. Additionally, the noise ordinance does not apply to the proposed use. That section applies only to "commercial and industrial development noise(s) generated by operating equipment and devices that can be detected by the human ear on another property." TZO, §31(2)(a). Occasional weddings/events in a barn do not constitute a "commercial and industrial development." The ordinance also explicitly exempts noises related to "agriculture" from the noise requirements, and this proposed use falls within that definition. *See infra* note 5.

<sup>5</sup> Furthermore, this element is not violated if the noise is "typical of permitted uses within the area." Farming and agricultural uses are of course allowed of right in this zoning district. Weddings on a farm are a form of "agritourism," which is part of the ordinance/statutory definition of "farming" and "agriculture." *See* RSA 21:34-a. As such, the proposed use does not violate this component of Section 13A as a matter of law.



As the Board is aware, several weddings were held in the Barn in 2021. Of note, various near-neighbors of the Farm have provided letters in support of this application or signed a supportive petition. The petition provides that “[t]here have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1, 2020.” See **Exhibit C** (emphasis added). The petition further attests that “Stepping Stones Farm & Event Center has NOT adversely affected the value of my property . . . .” *Id.*

The signatories to the petition — approximately 61 individuals — all own property within two miles of the Farm. Many of these neighbors live closer to the Farm than the MacMartin/Laurenitis family, who has been the most vocal opponent to this proposal. As noted above, the MacMartin/Laurenitis dwelling is approximately 2,600 feet from the Barn. At least six property owners with dwellings inside of that radius have signed the petition attesting that there have been no problems with excessive noise from the Farm or harm to property values. Further, the neighbor directly across the street from the MacMartin/Laurenitis family (Elizabeth and Steven Collins at 45 Collins Road in Wilton), have supplied a letter stating that they “support Isabella’s proposal” and “have not been disturbed by noise from Isabella’s property.” See **Exhibit E**. Below is a diagram denoting some of the petition’s signatories in blue. The MacMartin/Laurenitis dwelling is marked with a red icon.



The overwhelming support from near neighbors — even after a full year of weddings/events in the Barn — belies any concerns about excessive noise or harm to property values.

Similarly, the proposed use will comply with Section 30 of the Temple Zoning Ordinance (“Lighting/Dark Sky Protection). Dark-sky-compliant outside lighting was installed at the Farm by Will Wildes. See **Exhibit F** (letter from Will Wildes attesting to code compliance of Barn and dark sky lighting).

There should be no traffic concerns from this proposed use. Traffic volume will in fact be decreased under the proposed use as compared to historical uses of the Farm as a summer camp and for equestrian training/events.<sup>6</sup> Furthermore, the Southwest Region Planning Commission has reviewed the proposed use and concluded that “it’s unlikely that traffic associated with the site would cause serious capacity or congestion issues to the highways leading to the facility.” See letter attached as **Exhibit G**.

It also bears repeating that the proposed use is not intense. The Applicant agrees that the special exception could be limited to 30 Barn events per year, of which only 15 will have over 35 guests (i.e., wedding). All Barn events will have fewer than 100 guests. The majority of the time the property will not be hosting activities which could cause concern to abutters.

Applicant has asked two licensed real estate agents to review the proposed use’s potential impact on abutting property values, and both agents have concluded that there would be no adverse impact. See Letter from Andrew R. Peterson, CCIM, attached as **Exhibit H**, and Letter from Sally Mann, attached as **Exhibit I**.

- 4) The proposed site shall be in an appropriate location for the use. Among the factors the Board of Adjustment will consider are: lot size, topography, soils, water resources, road access and locations of driveways, condition of existing structures and other relevant characteristics such as whether the proposed use is compatible with the surrounding land uses.**

The proposed site is an ideal location for this use. The lot itself is large (23.5 acres). No new buildings will be constructed in conjunction with this use. The Barn is centrally located within the improved portion of the Farm. It is compliant with Town codes. The site is on Webster Highway near NH Route 101, allowing easy access to the property without impact on neighbors. Under the proposed use, the Farm will maintain its rural and rustic character and will continue to be aesthetically compatible with the area. All gatherings and weddings on the property will be limited in size and appropriate/typical for a farm of this size. Weddings in the Barn will be serviced by professionally-managed portable toilets.

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<sup>6</sup> Applicant estimates that traffic will be reduced by 35-70% compared to historical uses of the Farm. The *type* of traffic will also be less intense: passenger cars instead of tractor trailers carrying tons of hay, dump trucks carrying sawdust, etc.

Again, the use of the property will be less intense under the proposed use than it has been historically. In any event, the proposed use is not one that would require inordinate access to water, soil resources, etc.

It bears noting that several commercial businesses already exist on Webster Highway within two miles of the Applicant's property. These businesses include Ben's Sugar Shack, New Temple Glassworks, the Timberdoodle Club, and Pondview Kennels, among others.

**5) No hazardous waste shall be permanently stored on or disposed of on the property.**

Applicant will not store or dispose of any hazardous waste as the proposed use will not produce this type of waste.

**6) Traffic generated by the proposed use shall not present a safety hazard to the community for either vehicles or pedestrians, nor shall it cause excessive wear and tear to town roads.**

Traffic generated by the proposed will not present a safety hazard. *See Exhibit G* (letter from SWRPC). The use is not intense for the area or for the property. As noted above, the use will be far less impactful to community safety than the previous operation of the horse farm, summer camps, and retreats that operated on this Property for 50 years.<sup>7</sup> The number of guests and visitors would be less and reasonable for the area. The previous use of the Property did not result in any safety issues.

As the Board is aware, several weddings have been held on the Farm over the past year on a temporary basis. No safety issues have arisen. Any alcohol consumption at events will be regulated by a licensed and insured bartender. Some wedding/event guests will be lodged on the property itself, reducing the number of post-event drivers. The total number of Barn events will be limited as described above.

The proposed use does not involve large trucks or commercial vehicles with heavy loads. There will be no excessive wear and tear caused to town roads.

**7) Appropriate buffering landscaping shall be provided within the setback areas, of a type and amount deemed appropriate by the Planning Board during Site Plan Review.**

Ample, well-established, old growth tree barriers exist between the Farm and abutting properties. Applicant will of course comply with any additional buffering requirements that the Planning Board deems appropriate.

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<sup>7</sup> Applicant estimates that traffic will be reduced by 35-70% compared to historical uses of the Farm. The *type* of traffic will also be less intense: passenger cars instead of tractor trailers carrying tons of hay, dump trucks carrying sawdust, etc.

- 8) **The Board of Adjustment shall, when appropriate, request a recommendation from the Planning Board, the Conservation Commission, Road Agent and/or the Health Officer concerning the proposed use.**

The Applicant is prepared to seek Site Plan approval from the Planning Board if this application is approved by the ZBA. Applicant does not believe that any other approvals are necessary for the proposed use given that no new buildings are being constructed, no impervious surfaces added, and no other physical changes made to the property.

### SECTION 13B

Pursuant to the Temple Zoning Ordinance, the ZBA shall grant a special exception if the above 8 criteria in Section 13A are satisfied. However, the Ordinance also provides that any special exception use shall comply with the conditions listed in Section 13B of the Ordinance. As described below, the proposed use complies with all of the conditions listed in Section 13B of the Ordinance:

- 1) **All buildings shall be set back at least one hundred feet from all lot lines.**

No new buildings are being constructed, and therefore this criterion should not apply.

The Barn is within 100 feet of the lot line for Lot 9B-14. The two lots, of course, have the same actual owner (though through two different legal entities): the Applicant. The lot lines were drawn for no reason other than to allow for the Lodge's financing in 1977. Because the lots have the same owner and have been used as a single undivided property for decades, this criterion should not apply here. The ZBA should interpret it as only applying to new construction within 100 feet of lots owned by other individuals; to do otherwise would elevate form over substance and would not further the intended goals of the ordinance. *See Voedisch v. Town of Wolfeboro*, 136 N.H. 91, 94 (1992) (rejecting strictly literal construction of an ordinance if it contravenes the ordinance's intended purpose or would lead to an "illogical result").

In any case, the Barn is an existing building and the building is not being expanded. Since its placement relative to the other lot predates the relevant portion of the ordinance, it is a non-conforming structure and exempted from the 100 foot dimensional requirement. RSA 674:19 ("A zoning ordinance adopted under RSA 674:16 shall not apply to existing structures . . ."); *see Seabrook v. D'Agata*, 116 N.H. 472, 473 (1976) (expansion of nonconforming use means expansion in the nonconforming features).

If the ZBA concludes that this requirement does apply to the Barn, the Applicant is prepared to make a lot line adjustment of the boundary between the two lots. This would allow Lot 9B-15 to be more than 100 feet from Lot 9B-14, while maintaining the required 35-foot setback for the Lodge. The Applicant would accept the proposed lot line adjustment as a condition of ZBA approval of this special exception application.

- 2) Access shall be provided by not more than two driveways, not more than thirty-two (32) feet wide.**

Access to Barn events will be limited to the driveway which runs east/west past the Barn, depicted on the Plan submitted as **Exhibit A**. This driveway will be no more than 32 feet wide.

- 3) The total footprint of all buildings and structures shall occupy no more than one-eighth (1/8) of the lot or parcel of land.**

The lot is 23.5 acres in size. The proposed use will take place in the Barn. All buildings and structures on the land take up a small fraction (much less than one-eighth of the lot, which would be 2.9375 acres) of the lot. No new buildings will be constructed.

- 4) Proposed use shall be located on a town or state maintained road or street.**

The property is on a town-maintained road (Webster Highway).

- 5) All food shall be served and consumed within the building(s), except that a seasonal outdoor dining area and/or take out services may be approved during Site Plan review.**

All food will be served and consumed inside of existing structures as required by event policy guidelines. Seasonal outdoor dining may take place and will be submitted for approval during Site Plan review.

- 6) No drive through services shall be provided.**

There will be no drive through services.

- 7) New facilities shall be located on a lot at least 5 acres in size.**

No new facilities will be constructed.

- 8) Any retail store shall not exceed 3000 square feet of floor space.**

There is no retail operation under the proposed use.

- 9) There shall be no outdoor display of goods, and no outdoor storage of materials or equipment unless screened from roads and surrounding properties by natural or structural means to such an extent and in such manner as may be specifically required and approved by the Planning Board during Site Plan Review. One business related vehicle may be stored on site without required screening.**

There will be no outdoor display of goods or storage of materials or equipment not screened from the roads/surrounding properties.











FARM & EVENT CENTER



# Stepping Stones

Stepping Stones Farm & Event Center has NOT adversely affected the value of my property on or near Route 45, Old Rev Road or other nearby roads by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Name	Address	Date
Priscilla Wheeler	14 Grover Lane	2/14/22
Arsely Green	19 Grover Lane	2/14/22
Manu Joya Ruesch	95 Route 45	2/20/22
Matt Agass	107 NH RT 45	2/20/22
Danielle Wilson	107 NH Route 45	2/20/22
John Tom Hawkins	203 Old Revolutionary Rd.	2/20/22
Anne Cufford White	52 Old Revolutionary Rd	2/20/22
Beecher Clifton White	52 Old Revolutionary Rd	2/20/22
Christine Geddes	79 NH Rte 45	2/27/22
Paul C. Agass (Paul C. Agass)	147 Rte 45	2/27/22
Ernestina Quinn	147 NH Rt. 45, Temple, NH	2/28/22
Paul - 316-0503	52 Old Revolutionary Rd Temple, NH	2/28/22
Don + Christine Geddes - call	660-6099 79 NH RT 45	





FARM & EVENT CENTER



# Stepping Stones

Stepping Stones Farm & Event Center has NOT adversely affected the value of my property on Webster Highway in Temple by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Name	Address	Date
Pamela Clemens	305 Webster Hwy	2/13/22
Peter Clemens	305 WEBSTER HWY	2/13/22
Elaine	248A Webster Hwy	2/13/22
Christina	248A Webster Hwy	2/13/22
John	201 Webster Hwy	2/13/22
Colleen Gnebus	201 Webster Hwy	2/13/22
Maria Halmer	200 Webster Hwy	2/13/22
Brenda Martin	Powers Rd	4/12/22
Allyson	26 Timbedoodle Dr	4/13/22
Cory Higley	131 Powers Rd	2/13/22
Andy	131 Powers Rd	2/13/22
Mary E. Aniden	101 Webster Hwy	2/13/22
Paul Gagnier	101 Webster Hwy	2/13/22
Simon LeCointe	56 WEBSTER HWY	2/13/22



FARM & EVENT CENTER



# Stepping Stones

Stepping Stones Farm & Event Center has NOT adversely affected the value of my property on Webster Highway in Temple by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Name	Address	Date
Sally LeLonde	56 Webster Hwy	02/13/22
Peter Zahn	53 Webster	2/13/22
Claudia Zahn	53 Webster Hwy	9/13/22
Carl Frisk	83 WEBSTER Hwy	2/13/22
Theresa Quintal	8 Pony Farm	2/13/22
20 → Egonel Anderson	E Pony Farm	2/13/22
Nancy Morris	265 Webster Hwy	2/13/22
David Corless	243 Webster Hwy	2/26/22



FARM & EVENT CENTER

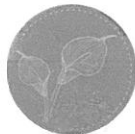


# Stepping Stones

Stepping Stones Farm & Event Center has NOT adversely affected the value of my property which is located on a small road within 2 miles of the farm by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Name Address Date

	5 TIGHE FARM WILTON	2/13/22
	5 TIGHE FARM WILTON	2/13/22
	57 Stiles Farm Rd. Wilton	2/14/22
Nicole Kraussor	29 Stiles farm Rd. Wilton, NH 03086	2/15/22
Geer eth Kraussor	29 Stiles farm Rd Wilton, NH 03086	2/15/22
	73 Stiles Farm Rd. Wilton, NH	2/24/22
	87 Stiles Farm Rd Wilton	2/28/22
	87 Stiles farm Rd Wilton NH	2/28/22
	87 Stiles Farm Rd Wilton NH	2/28/22
	87 Stiles farm Rd WILTON NH	2/28/22
	87 Stiles farm Rd WILTON NH	2/28/22
	63 Tighe Farm Rd Wilton NH	03086
	63 Tighe Farm Rd WILTON, NH.	03086



FARM & EVENT CENTER



# Stepping Stones

Stepping Stones Farm & Event Center has **NOT** adversely affected the value of my property which is located in Stonegate Farm community which is directly across from the entrance of Steppingstones by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Name	Address	Date
Gauri Jadhav	22 Windrock Run,	2/13/22
Tessa Randzio	22 Windrock Run	2.13.22
Walter Cole	36 Shooters Hill Ln	2/16/22
[Signature]	36 Shooters Hill Ln	2/27/22



## Stepping Stones Farm & Event Center Petition for Temple Zoning Board

I am away for the winter and/or for business so I am submitting this petition by email.

Stepping Stones Farm & Event Center has NOT adversely affected the value of my property near the farm by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Here is my name and address with the date:

Thank you.



Bradford Volz  
57 Stiles Farm Road  
Wilton, NH 03086



**Boo@steppingstoneseventcenter.com**

---

**From:** pauljtobin@verizon.net  
**Sent:** Monday, February 28, 2022 2:39 PM  
**To:** Boo@steppingstoneseventcenter.com  
**Subject:** Re: Hoping you will help me!

We are away for the winter so I am submitting this petition by email.

Stepping Stones & Event Center has Not adversely affected the value of my property near the farm by being obnoxious of injurious to me or our family. There have been no incidences of excessive noise, odor , smoke,traffic, fumes, glare or other conditions that are associated with Stepping Stones since it started up on September 1, 2020.

Paul & Maggie Tobin  
210 Bellas Bottom Rd (Stepping Stone Farm Rd)  
Temple, NH03084

-----Original Message-----

From: Boo@steppingstoneseventcenter.com  
To: pauljtobin@verizon.net  
Sent: Mon, Feb 28, 2022 10:54 am  
Subject: Hoping you will help me!

Dear Maggie and Paul,

I hope you are well and enjoying your vacation!!! The snow is beautiful but I can't wait for spring. Hurry up and come home.

Clearly my electronic signature form did not do things correctly for remote signatures..... So, here is my other try!

Might you type your name and address, as well as date, to this attachment for us. We would truly love to have your support. We are wrapping this up and it would be awesome if you could email it back to me after adding the above info. My email is [Boo@steppingstoneseventcenter.com](mailto:Boo@steppingstoneseventcenter.com). It should take less than 2 minutes and would mean a great deal to us. It would be great if you both did this!

With all best wishes and thanks in advance! Fondly, Boo

--  
Isabella (Boo) Martin  
Stepping Stones Farm & Event Center, LLC  
19 Putnam Road, Temple, NH, 03084  
(603)321-5255 | [boo@steppingstoneseventcenter.com](mailto:boo@steppingstoneseventcenter.com)  
[www.steppingstoneseventcenter.com](http://www.steppingstoneseventcenter.com)  
"Come CELEBRATE with us"

## Stepping Stones Farm & Event Center Petition for Temple Zoning Board

I am away for the winter and/or for business so I am submitting this petition by email.

Stepping Stones Farm & Event Center has NOT adversely affected the value of my property near the farm by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Here is my name and address with the date:

February 28 2022

Deolinda Hughes

179 Stonegate Farm Rd.

Temple, NH 03084

Thank you.

## Stepping Stones Farm & Event Center Petition for Temple Zoning Board

I am away for the winter and/or for business so I am submitting this petition by email.

Stepping Stones Farm & Event Center has NOT adversely affected the value of my property near the farm by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Here is my name and address with the date:

February 28 2022

Gary Hughes

179 Stonegate Farm Rd.

Temple, NH 03084

Thank you.

**Stepping Stones Farm & Event Center Petition for Temple Zoning Board**  
I am away for the winter and/or for business so I am submitting this petition by email.

Stepping Stones Farm & Event Center has NOT adversely affected the value of my property near the farm by being obnoxious or injurious to me or my family. There have been no incidences of excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with Stepping Stones since it started up on September 1<sup>st</sup>, 2020.

Here is my name and address with the date:

Thank you.

Amelia M. Volz  
Amelia M. Volz  
57 Stiles Farm Rd.  
Wilton, NH 03086

February 20<sup>th</sup>, 2022

To: The Town of Temple and Whom it may concern

We are new residents to Temple, as of October 2022, and just love the area. Our residence is located at 305 Webster Highway, which is in close proximity to the Stepping Stones Farm. A number of events have been held at the Farm since we have moved into the neighborhood and there has been absolutely no issues with noise, traffic or anything. We have heard not a sound from guests, musicians, traffic or anything else associated with the property.

The owner of the farm, Ms. Isabella (Boo) Martin, is extremely conscientious to her neighbors, the care of the farm, the animals and overseeing of the events that are held there. It's wonderful to have such a special place nearby for people to enjoy.

Its challenging to preserve properties, such as the Farm, while maintaining their physical presence of the past, that gives Temples historic buildings their significance. The costs associated with preservation and maintenance can be monumental and resolutions must be granted to continue their upkeep for next generations to enjoy. The transition from barn to event venue maintains its deep history as a gathering spot.

We truly hope the town will move forward with the approvals necessary for this special property to continue hosting events and be shared with others. Not to veer from its past or disrupt the present, while allowing the needs to support its future. Thus allowing for the Farm to be properly preserved and continue the tradition of community.

Sincerely,

Handwritten signatures of Peter and Pamela Clemens. The first signature is 'Peter Clemens' and the second is 'Pamela Clemens'.

Pamela and Peter Clemens

305 Webster Highway

Temple, NH 03084

March 3, 2022

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

SUBJECT: Stepping Stones Event Center – Noise Study Followup

Dear Honorable Members of the Board,

In my letter of June 28, 2021, attached hereto, I detailed a noise study that I conducted on behalf of Stepping Stones Event Center. In this report, I concluded that the Town of Temple Zoning Ordinance nighttime sound level limit of 35 dBA could be met by limiting interior noise levels in the barn to 80 dBA.

We have received the response to my report from Cross-Spectrum Acoustics (CSA). This letter is intended to address the questions and concerns raised by CSA.

Below, in italics are the CSA comments. My responses follow each.

- The study applies a limit of 35 dBA, presumably because of the designation of the zoning district as Rural and Agricultural, and because events will occur in the evenings. However, it is our understanding that many (if not most) events are likely to have popular or rock music, either from a live band or recordings. Modern music tends to contain a lot of low frequency (bass) energy, and these low frequencies can be heard over longer distances compared to higher-frequency sounds. Therefore, it would be appropriate to include the -5 dB adjustment for “Low Frequency” and the applicable limit would be 30 dBA. If the Town Zoning Board of Adjustment decides against reducing the applicable limit to 30 dBA and leaves the 35 dBA limit in place, any amplified audio events held at Stepping Stones should be required to include a high-pass audio filter (minimum of -6 dB per octave roll-off below 160 Hz) inline with the control board or amplifier to reduce the loudness of bass music.*

The Ordinance includes a quality correction for low-frequency sound in cases where the C-weighted sound pressure level exceeds the A-weighted sound pressure level by 15 dB or more. This is not the case for typical recorded rock/pop/dance music. Several representative songs were measured and the maximum difference between C- and A-weighted levels observed was 7 dB. This correction should not be applied.

- The study mentions that the noise reduction the barn walls was measured, but no details were provided about the conditions of the testing. Specially, there is no*

*information regarding the configuration of doors and windows of the facade (open or closed) and whether those conditions would be representative of actual conditions during the test. These details should be provided. If the conditions of the test are not representative of anticipated conditions, the test should be repeated with these conditions, or (preferably) a live demonstration should be conducted under actual operating conditions to better represent future settings (see below).*

The measurements were conducted with the windows, original barn doors, and hay drop door closed. These are all permanently closed. The main entrance and catering entrance were open, as they must be during events.

- *The study includes prediction of noise levels at the closest facade (along Webster Road) based on the measurement of the barn wall noise reduction described above. While these theoretical predictions are useful in circumstances where the proposed noise source cannot be directly observed under realistic conditions, in this case it is fully possible to conduct a live demonstration under actual expected operating conditions (in the evening, with doors and windows open/closed, etc.) as evidenced by the daytime tests conducted in May and June.<sup>4</sup> A live in-situ evening or night demonstration would allow for both objective and subjective observations of noise exposure from a variety of locations abutting Stepping Stones and would provide clarification to you, your neighbors and the Zoning Board members regarding future affects.*

If audible, sound levels from events will be so low at offsite locations that it would be impractical to conduct objective measurements. Separating the contribution of the event noise from the other noise in the environment would be impractical.

- *While the proposal includes commitment to noise monitoring inside of the barn during events, no details regarding placement of the sound meter is referenced. The meter should be placed in a position to record accurate sound levels from music events (as opposed to, for example, inside a stall where noise levels would be artificially low).*

The microphone is mounted at the inside of the southern façade of the building. This location has a direct line of site to the dance floor and loudspeakers and was chosen because this façade faces the closest property line, and is thus most critical.

- *In addition to monitoring noise levels inside the barn, it is essential that noise levels are measured at the abutting properties, at least during the first few events with rock/pop/dance music, to validate the predictions. This is especially important as AudioTools does not log noise level values in Traffic Light mode, so any post-event analysis will need to be conducted using additional equipment.*

Several events have already occurred. An attempt was made by the owners to measure sound levels at the nearest property line, but levels were not high enough to distinguish the contribution of the event sound from other sound in the environment.

- *No mention was made regarding calibration of the proposed noise monitoring system. The system should be calibrated before and after every event using a commercially available acoustical calibrator. The acoustical calibrator should be evaluated for accuracy periodically, but at least once per year by a qualified facility.*

Equipment was calibrated with a Class I calibrator that I lent the owners once at the start of the first season (2021). The owners will purchase a Class 2 calibrator to keep on site. This will be used to calibrate the equipment before each event.

- *Note that the Town limit is based on the 10th Percentile limit (L10). The AudioTools software does not directly measure L10 in real time. L10 can be estimated using the equation  $L_{10} = L_{eq} + 3$  dB. Because AudioTools can only measure  $L_{eq}$ , the sound monitor must be set to an interior limit of 77 dBA ( $L_{eq}$ ) to meet the exterior 35 dBA limit, or 72 dBA ( $L_{eq}$ ) to meet an exterior 30 dBA limit.*

I am not aware of any standard that defines a fixed relationship between  $L_{eq}$  and  $L_{10}$ . The relationship between the two is dependent on the quality of the sound being measured. Sound level are already so low at abutting properties that imposing an arbitrary additional 3 dB limitation would be unnecessarily restrictive.

Prior to the start of the 2022 season, I will visit the facility and verify that the monitoring equipment has been set up and calibrated properly.

In my professional opinion, the protocols and other mitigation measures established by the property owner are sufficient to ensure compliance with the Temple sound ordinance and to avoid any excessive noise concerns for abutters.

Sincerely,



Eric L. Reuter, FASA, INCE Bd. Cert.  
Principal





## Eric L. Reuter

### Education

Worcester Polytechnic Institute, BS Electrical Engineering  
BS Humanities and Arts: Music

### Professional Affiliations

Acoustical Society of America – Fellow  
Institute of Noise Control Engineering – Board Certified Member  
National Council of Acoustical Consultants – President  
ASTM – Voting Member

Eric Reuter has more than 20 years of experience as a consultant and educator in acoustics and audio. Mr. Reuter founded Reuter Associates, LLC in Portsmouth, NH in 2001 to provide consulting services in architectural and environmental acoustics and noise control. He is an Associate Professor at Berklee College of Music in Boston, where he has taught courses in acoustics and electronics to more than 5000 students since 2000.

Mr. Reuter is an expert in assessment, modeling, and mitigation of environmental noise. He has managed several hundred environmental noise projects in areas such as transportation, industrial processes, manufacturing, mineral extraction, telecommunications, recreational facilities, and protection of conservation land.

Reuter also has extensive expertise in architectural acoustics, including schools, multifamily dwellings, commercial and industrial facilities, noise control of building mechanical systems, and speech privacy.

Mr. Reuter is a Fellow of the Acoustical Society of America and immediate past chair of the Technical Committee on Architectural Acoustics. He is a Board-Certified Member of the Institute of Noise Control Engineering, President of the National Council of Acoustical Consultants, and a voting member of ASTM committee E33 – Building and Environmental Acoustics. Reuter was an author of ANSI S12.70 *American National Standard Criteria for Evaluating Speech Privacy in Healthcare Facilities*, released in 2016.

Mr. Reuter is the author of Berklee Online's *Architectural Acoustics* distance learning course, and developed the acoustics curriculum for the Bachelor of Arts in Sound Recording at the New England Institute of Art. He has delivered several guest lectures on architectural acoustics and noise control at the Dartmouth College Thayer School of Engineering, Worcester Polytechnic Institute, and the University of Massachusetts.

June 28, 2021

John Kieley, Chair  
Zoning Board of Adjustment  
Town of Temple  
423 Route 45, PO Box 191  
Temple, NH 03084

Dear Mr. Kieley,

I am an expert in acoustics and noise control with extensive experience in both architectural and environment (outdoor) noise modeling and analysis. I have attached a professional resume.

I have been hired by Stepping Stones Event Center to evaluate the potential for noise impacts relating to music playback within the existing barn on the property during wedding receptions and other similar events.

#### **Ordinance Limits**

I understand that this facility will be subject to the Town of Temple Zoning Ordinance, Section 31: Commercial and Industrial Noise. Table 3 provides limits of 45 dBA (day) and 35 dBA (night) in the Rural and Agricultural District. For this study, the nighttime limit of 35 dBA has been used, as events will occur during nighttime hours.

These limits apply “anywhere at any time on another property”.

These limits are based on a 10-minute L10. The L10 is the 10<sup>th</sup>-percentile sound level. This means that the level contributed by the noise source may not exceed the 35-dBA limit for more that 10% of the measurement interval. For this 10-minute (600-second) interval, the level may exceed the limit for no more than 60 seconds. There is no limit on the level that may be generated during the loudest 60 seconds. These 60 seconds are cumulative, and in most cases not continuous.

#### **Building Sound Transmission**

To determine the noise reduction from inside the building to outdoors, on-site testing was conducted. A loudspeaker system, including two subwoofers, was used to generate a calibrated signal inside of the barn. Measurements were then conducted at reference distances outdoors. These measurements were compared to the background noise in the environment to ensure adequate signal to noise ratio.

Using measurements of the noise reduction between the interior of the barn and known distances outdoors, noise reduction between the interior of the barn and several off-site locations were calculated. These locations, shown on Figure 1, represent the property lines of the nearest parcels in each direction.

Based on these calculated values, a typical pop/dance music spectrum was used to determine a maximum interior sound level that would meet the nighttime limit of 35 dBA at all locations. The location most impacted is the nearest adjacent property, which begins at the far edge of Webster Rd., approximately 220 ft to the southeast of the barn. Levels at any other off-site location will be lower than those at this point.

Of special concern is the property line to the east, as it is also the Temple/Union town line. Levels here are expected to be at least 15 dB lower than the limit.

#### **Interior Sound Level**

To meet the 35-dBA nighttime limit at the Webster Rd. location described above, the sound level (L10) incident upon the inside of the exterior wall of the barn should be limited to 80 dBA for typical pop/dance music. This is a reasonable limit for the type of events proposed.

This limit may be enforced through either electronic limiting of the sound system, or by directly monitoring sound levels within the barn. Both approaches are practical, common, and easily implemented.

I plan to work with the venue to implement such controls and verify corresponding limits are met.

Sincerely,



Eric L. Reuter, FASA, INCE Bd. Cert.  
*Principal*



Figure 1 – Nearest off-site locations

45 Collins Road  
Wilton, NH 03086  
February 18, 2022

Dear Temple ZBA,

Our letter is in reference to the proposal presented to you by Isabella Martin.

We live at 45 Collins Road which is across the street from the closest Wilton abutters to her property.

We support Isabella's proposal.

We have not been disturbed by noise from Isabella's property.

Our family has lived at 45 Collins Road since 1945.

Sincerely,

Elizabeth Collins

Elizabeth Collins

Steven Collins

Steven Collins

f

~~W~~

*William H. Wildes*

General Contracting LLC  
227 Hill Road  
Temple, NH 03084  
Phone (603) 878-4320

July 12, 2021

RE: Electrical upgrades at Stepping Stones Farm & Event Center, 19 Putnam Road, Temple, NH

When Ms. Martin (Boo) wanted to host weddings in the large barn on this property, I insisted the electrical system be upgraded to current electrical codes to insure the highest protection available.

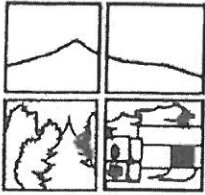
As of this date, arc fault ground fault combination breakers have been installed on every 120 volt circuit in the barn building. These breakers have been in development for over a decade and should provide complete protection of the electrical system from any chance of fire. Throughout the past month, all the single pole breakers have been replaced with arc fault ground fault GFCI combination breakers. We have checked everywhere in the barn that we could to be sure it was free of defects. Five egress emergency backup lights have been installed at the exit doors. Emergency lighting was installed inside and outside to provide light in case of power emergencies. All the damaged conduit and boxes in the outside riding ring, that is now used for parking, has been repaired. The 350 Watt Edison based old holders have been replaced with LED dark sky lighting. Also replaced all motion lights with LED dark sky compliant light fixtures. Emergency exit lighting has been installed in the two remaining staircases in the old homestead, yellow house next to Webster Highway.

Sincerely,

*Will Wildes*

William S. Wildes

NH Electrician's License M9416



*Southwest Region Planning Commission*  
37 Ashuelot Street, Keene, NH 03431 603-357-0557 Voice 603-357-7440 Fax

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July 9, 2021

John Kieley, Chair  
Temple Zoning Board of Adjustment  
P.O. Box 10009  
Temple, NH 03084

Re: Stepping Stones Farm and Event Center

Dear Mr. Kieley:

Thank you for providing us with the opportunity to review the proposal for the Stepping Stones Farm and Event Center development pursuant to RSA 36:56. Based on the information that was submitted to the Temple Zoning Board of Adjustment, this review will provide a perspective on the potential regional impact of this proposed change of use.

**Background**

The proposal is for a farm and event center for property located at 19 Putnam Road (Lot 14) and 11 Pony Farm Lane (Lot 15) located in Temple, New Hampshire. The proposed development will replace a previous business that was primarily an equestrian center for therapeutic riding, summer camp and veteran training business. The information provided indicates that there will be no new structures and that several existing sheds will be removed. Parking for events is proposed to remain on-site and no change in drainage is proposed. Total acreage is 27.04 acres and total building coverage is approximately 3%.

**Regional Comments**

The comments provided in this transmittal are primarily from a regional perspective as opposed to site-scale impacts. Regional impacts are those which may affect an adjacent community or a regional facility or both. As part of its review, SWRPC staff referenced the following documents submitted:

- Town of Temple Zoning Board of Adjustment Application for a Special Exception
- File documents referenced 1-11
- Emergency Fire Lanes and Gatherings
- Event Traffic Flows (2)
- Report for noise level testing on 5/24/21 by Ben Rogers
- Scope of Business at Stepping Stones
- Stepping Stones Farm & Event Center Business Plan

Staff also referenced the following resource materials:

- *Town of Temple Zoning Ordinance, as amended through March 9, 2021*
- *Monadnock Region Future: A Plan for Southwest New Hampshire 2015*  
[http://swrpc.org/files/MonadnockRegionFuture\\_RegionalPlan\\_FINAL.pdf](http://swrpc.org/files/MonadnockRegionFuture_RegionalPlan_FINAL.pdf)



- *Trip Generation: An ITE Informational Report, 8<sup>th</sup> Edition, 2008*
- *Trip Generation for weddings: <http://www.mikeontraffic.com/estimating-trip-generation-distribution-wedding-venue/>*

#### Aquifer Related Comments

Based on the information submitted, it appears that the proposed use will have a reduced impact on the aquifer in comparison to the former use. The former use had heavy daily use during the summer months with camps, training and equestrian events. The number of horses and vehicles for drop-off and pick-up of campers likely created hard packed impervious areas which may compromise groundwater recharge. In addition, the amount of animal waste produced by 60 - 70 horses was a significantly larger amount than will be produced by the proposal of a maximum of 10 horses. The decrease in building square footage by the removal of several sheds also is a reduction in the amount of impervious surface on the property.

#### Noise Related and Light Trespass Related Comments

The Town of Temple is fortunate to have both a noise ordinance and a night sky ordinance to limit the impacts to nearby properties of new development and change of use proposals, as is the case in this proposal.

The noise report conducted by Ben Rogers suggests that noise levels will be within the limits of the Temple noise ordinance at the property lines. Likewise, Document 6 indicates that all lighting will be in accordance with the Temple Lighting Ordinance. Noise and light concerns can be reinforced with conditions added to any approval if the Zoning Board deems appropriate.

#### Transportation Related Comments

To understand transportation-related regional impacts of the proposal, SWRPC reviewed possible traffic generation and trip distribution as well as impacts to highway infrastructure and safety based on available data and reference materials.

SWRPC conducted a traffic generation analysis based on the proposed uses described in the materials submitted by the Stepping Stones Farm and Event Center. It is our understanding that the applicant has identified four existing structures that will involve introducing three new types of land use activities and these activities are the focus of the Zoning Board of Adjustment's review. These include activities that would have a nexus with existing on-site buildings named the Lodge, the Homestead, the Cottage, and the Historic Barn. The Lodge and the Homestead are proposed to be used as lodging, the Cottage represents Stepping Stones' employee housing and the Historic Barn will host wedding events. SWRPC did not account for other potential traffic generation activities on the property such as the traffic generation of the owners or other staff that may not be associated with the land uses identified above, however, we expect those numbers to be negligible based on our understanding of the proposal.

For the purposes of estimating trip generation, it is SWRPC's opinion that the Institute of Traffic Engineers (ITE) description of a Hotel (Land Use Code 310) is the best available reference for the applicant's proposed lodging and the ITE description of a Single Family Detached Housing (Land Use Code 210) is the best reference for the employee housing.<sup>1</sup> Unfortunately, the ITE does not offer trip generation figures for special events like weddings. However, SWRPC was able to find a methodology for estimating wedding traffic based on information posted by professional traffic engineers and used that information as a basis for estimating wedding related traffic.<sup>2</sup>

<sup>1</sup> Trip Generation: An ITE Informational Report, 8<sup>th</sup> Edition, 2008.

<sup>2</sup> <http://www.mikeontraffic.com/estimating-trip-generation-distribution-wedding-venue/>, accessed 6/30/21.

Key assumptions that were taken from the wedding trip estimation methodology include the number of guests per vehicle (we used the engineers' more conservative 2 guests per vehicle) and the ratio of vendors (caterers, entertainment or other special event staffing) to guests (10:90). The engineers' suggested calculating for 75% of the facility's capacity, and suggested reduced traffic generation for guests and vendors exiting the venue during the peak hour (40%), but for illustration purposes, SWRPC is showing 100% capacity for the wedding and 100% traffic generation from the wedding party during the peak hour. In other words, the traffic figures show the highest likely traffic generation expected from the facility for a given time period. The analysis also assumes that the peak hour associated with lodging and employee housing are the same as the peak hour for the wedding event. The Zoning Board of Adjustment is advised to recognize that typical traffic generation is likely to be lower. This is the worst-case scenario.

In the table below, a number of time value metrics (typical weekdays, Saturdays, Sundays and their respective peak hours) are provided for each land use individually and then there is a total combining each land use together. For peak hour traffic, the proposed land uses are estimated to be no higher than 74 to 76 vehicles. Days with the highest traffic generation are Saturdays reaching almost 300 vehicles at the most.

Traffic Generators	units	# of units	Weekday	Weekday a.m. peak hour	Weekday p.m. peak hour	Saturday	Saturday peak hour	Sunday	Sunday peak hour
The Lodge	occupied rooms	11	98	7	8	116	10	93	8
The Homestead	occupied rooms	6	54	4	4	63	5	51	5
The Cottage	dwelling units	1	10	1	1	10	1	9	1
Subtotal (no wedding)	n/a	n/a	161	12	14	189	16	153	14
Historic Barn	Guests	99	99	50	50	99	50	99	50
	Vendors	11	11	0	11	11	11	11	11
<b>Total</b>	n/a	n/a	271	61	74	299	76	263	74

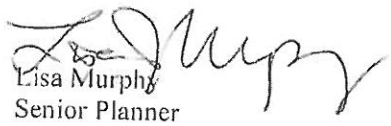
It is SWRPC staff's opinion that traffic patterns associated with vehicles entering and exiting the Stopping Stones Farm and Event Center will largely depend on vehicle origins and destinations. A rudimentary analysis of travel time and distance using Google Maps suggests that most people entering and exiting the facility with origins or destinations to the east are likely to travel through Wilton along NH Route 31 and the Burton Highway. Traffic coming from or going to the north or south and using I-293 are likely to use the Wilton roads as well. People entering and exiting the facility with origins and destinations to the west are more likely to travel through Temple via the Webster Highway. SWRPC does not have reliable data regarding the condition, geometrics or level of service of either Webster Highway or the Burton Highway but notes that traffic appears to be very low (226 Average Daily Traffic on Webster Highway near the facility in 2019). Based on the traffic volume data, it's unlikely that traffic associated with the site would cause serious capacity or congestion issues to the highways leading to the facility.

SWRPC also examined historic crash data in the vicinity of the facility on Webster Highway and Burton Highway using data from the New Hampshire Department of Transportation. Crash incidence rates are fairly low as expected for low traffic rural highways and there were no fatalities or serious injuries based on records from 2002-2019 in the area that SWRPC examined (NH 101 in Temple to Forest Road in Wilton). During the 17-year period, there were 63 recorded crashes (3.7 crashes per year on average) and among the crashes there were 2 incapacitating injuries, 2 possible injuries and 2 suspected minor injuries. Nearly half of the crashes occurred in conditions that included observed ice, snow or slush.

**In Closing**

The information and comments contained in this submittal have been generated by the staff at Southwest Region Planning Commission. They are advisory in nature and are intended to assist the Town's land use boards and others involved in the review of this development proposal. In making decisions regarding this proposal, the Town should balance regional impacts with local considerations. Please feel free to contact me if you have questions or to discuss further.

Sincerely,



Lisa Murphy  
Senior Planner

---

**From:** Andy Peterson <andy.peterson@fourseasonssir.com>  
**Sent:** Sunday, March 13, 2022 12:12 PM  
**To:** Boo@steppingstoneseventcenter.com  
**Cc:**  
**Subject:** Stepping Stones Farm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Boo,  
Please include the following statement with the package you are preparing for your upcoming submission to the Temple planning authorities:

I previously wrote to the Board on May 5, 2021 and May 29, 2021 and provided my opinion that the proposed use would not negatively impact the value of surrounding property. By this letter, and having reviewed up-to-date real estate records in Temple and elsewhere, I reiterate my prior opinions. I plan to attend the public hearing on this matter should you have further questions.

My review of all relevant sale data through this date in March of 2022 reinforces my original opinion that board approval of the proposed use, which is not in my view materially different from the long standing use of the property, will not diminish neighborhood property values.

Best,  
Andy

Andy Peterson, CCIM Broker Associate

Four Seasons Sotheby's International Realty

42 Grove St. PO Box 59

Peterborough, NH 03458

(603) 496-9172

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Office: 603-924-3321

Fax: 603-924-8563

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E-mail: [andy.peterson@fourseasonssir.com](mailto:andy.peterson@fourseasonssir.com)

Please visit my website:

<https://andypeterson.fourseasonssir.com/>



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Four  
Seasons

**Sotheby's**  
INTERNATIONAL REALTY

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Peterborough, NH 03458  
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FourSeasonsSIR.com

Town of Temple

Zoning Board of Adjustment

423 NH Route 45

PO Box 191

Temple, NH 03084

May 29, 2021

**RE: Special Exception Application of Stepping Stones Farm and Event, LLC**

Dear Chairman Kieley and Honorable members of the board,

This letter is offered at the request of the applicant as a corollary to my letter to the board of May 5<sup>th</sup> which is included below for reference in italics. I understand that the board has requested more market data and attached is a printout of all sales in the town of Temple over the past calendar year recorded by the Multiple Listing Service.

As you can see from the enclosed, the two sales of 5 acre lots located on Stonegate Farm Road for \$130,000 and \$160,000 achieved values akin to that paid for larger parcels elsewhere in town, with the active uses of the Timberdoodle Club and Stepping Stones Farm immediately adjacent to these lots.

Similarly with single family homes, the sales of 56 Woodcock Run and 179 Stonegate Farm Road were two of the highest sale prices recorded in town over the previous year.

As outlined in my previous submission, there is also no instance in a neighboring community where the approval of a use of this type has resulted in a reduction in surrounding property values.

I hope the foregoing and the attached printout is helpful in your deliberations.

Sincerely  


By:

Andrew R. Peterson CCIM

Four Seasons Sotheby's International Realty

(603) 496-9172

*This letter offers my opinion as an established real estate professional in the Monadnock region, on the above application regarding Article 13A (3) in your standards, which requires that in granting a special exception surrounding property values shall not be adversely affected.*

*The board is no doubt familiar with the history of use and worthwhile stewardship of the property by the applicant which is widely appreciated as a credit to your town and to our region. A brief chronical of this history is included with the application. Particularly relevant to the current application is the fact that both the Pony Farm and the Timberdoodle Club have for decades sponsored events attended by the public and guests, and property values of surrounding properties during that time have more than kept pace with other desirable areas in our region.*

*Regarding the specific nature of this application, it is also useful to consider the effect on surrounding property values of similar event venues which have been created in the Monadnock Region in recent years. In this regard, Harrisville now has three wedding venues: Aldworth Manor, Cobb Hill Estates and Mayfair Farm. Since these businesses have opened property values in Harrisville have increased from an average of \$237,781 in 2018 to an average of \$338,218 over the past year. This compares favorably with the Cheshire County average selling price over the past year of \$249,696.*

*Similarly, the Grandview Inn, The Woodbound Inn Conference Center in Jaffrey and the newly created Cranberry Meadow Inn on Old Street Road in Peterborough have also not decreased, and have indeed had a demonstrably positive effect, on the value of surrounding residential real estate.*

*The effect on real estate values reflected by recent sales on Stonegate Farm Road are particularly relevant to your considerations. According to MLS statistics, three of the top ten selling prices recorded over the last year in Temple were within the development directly adjacent to the Timberdoodle Club, including the most recent sale of 179 Stonegate Farm Road for \$750,000.*

*Due to the considerations and data referenced above and based on my experience and personal inspection of the premises and application before you, I have concluded that the proposed use will not adversely affect surrounding property values.*

*I trust the foregoing is satisfactory for your purposes, but if anything further is required do not hesitate to contact me.*

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew R. Peterson', with a long horizontal flourish extending to the right.

By:

Andrew R. Peterson CCIM

Four Seasons Sotheby's International Realty

(603) 496-9172

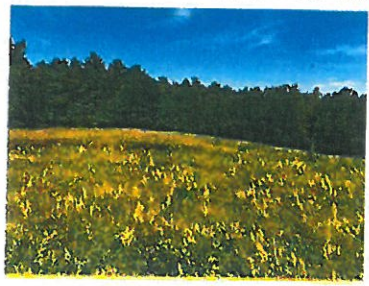


Class Land  
 Price - List \$55,000  
 Price - Closed \$55,000  
 Status CL  
 MLS # 4777150  
 Acres 52.430000  
 LotSqft 2,283,851  
 Price Per Acre \$1,049.02  
 RdFrontage No  
 RdFntLngh  
 Zoning Rural

**Off Moran Road Temple NH 03084**

The long, narrow strip of land is accessed from the abutting town of New Ipswich because there is a beaver pond on its Hadley Highway access and another pond at the Moran Road access. A long right of way, with old pavement, runs along the New Ipswich border. There is Class VI road access from Stowell Road or paved access from Cedar Ridge Drive in New Ipswich. There are old gravel roads on the property to old gravel/sand pits and for cutting cord wood. Lowlands are hemlock forest -- good shelter for wintering deer. Bring your vision for future use of this acreage.

Listed By: Heather Peterson / Four Seasons Sotheby's International Realty



Class Land  
 Price - List \$75,000  
 Price - Closed \$68,000  
 Status CL  
 MLS # 4722280  
 Acres 5.000000  
 LotSqft 217,800  
 Price Per Acre \$13,600.00  
 RdFrontage Yes  
 RdFntLngh 418  
 Zoning residential

**8A 2-3-2 Woodcock Run Temple NH 03084**

A rare find....5 acres available in the picturesque Stonegate Farm. Located in the heart of the Monadnock region this lot is a dream for outdoor enthusiasts. Horseback riding, hunting, fishing and walking trails abound. Right next to the renowned Timberdoodle Riding and Sporting Club. Build your dream home and enjoy!!

Listed By: Aileen Schnare / Four Seasons Sotheby's International Realty

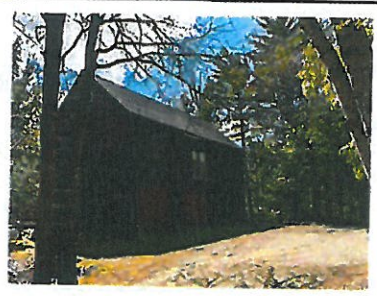


Class Land  
 Price - List \$115,000  
 Price - Closed \$97,000  
 Status CL  
 MLS # 4773784  
 Acres 7.400000  
 LotSqft 322,344  
 Price Per Acre \$13,108.11  
 RdFrontage Yes  
 RdFntLngh 300  
 Zoning Rural

**8-B/20-5 Kendall Road Temple NH 03484**

On a quiet, dead end road, across from a wetland pond whose shores are lined with mature mountain laurel bushes, this lot has a due South orientation with a view to neighboring hills. Its perfect exposure for solar installation, gardens and the creation of a sun filled residence! The outlet from the pond is a seasonal stream along the Western edge of the lot. Historic neighborhood with lovely old homesteads and barns, convenient to Route 101 for commuting.

Listed By: Heather Peterson / Four Seasons Sotheby's International Realty

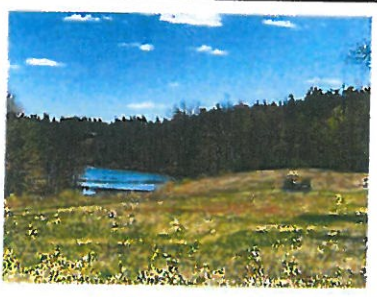


Class Residential  
 Price - List \$150,000  
 Price - Closed \$125,000  
 Status CL  
 MLS # 4801037  
 #Rooms 3  
 BedsTot 3  
 #Baths 1  
 SqFtTotFn 1,543  
 YearBuilt 1978  
 Acres 6.100000

**50 Hudson Road Temple NH 03084**

A diamond in the rough - in a private country setting with a beautiful pond and babbling brook! Set on 6.1 acres, this fixer upper has so much potential. Already mostly gutted and ready for rehab with a two car garage under, the second floor could be configured however you like, and could easily include a bedroom with plenty more space for kitchen/living/dining. The third floor could house two or three bedrooms, and another bath. The setting is idyllic, and the home site sets well back from the quiet country road. Will NOT qualify for financing with the possible exception of a rehab loan, cash buyers

Listed By: Matthew W Cabana / Bean Group / Peterborough



Class Land  
 Price - List \$139,500  
 Price - Closed \$130,000  
 Status CL  
 MLS # 4802853  
 Acres 5.000000  
 LotSqft 217,800  
 Price Per Acre \$26,000.00  
 RdFrontage TBD  
 RdFntLngh  
 Zoning res

**0 Webster Highway Temple NH 03084**

Fly Way Farm-This delightful open building site of approximately 5 acres with lovely view of nearby pond and surrounding hillside-is now offered subject to final agreement on boundary dimensions and subdivision approval by Town of Temple. A rare opportunity!

Listed By: Andrew Peterson / Four Seasons Sotheby's International Realty



Class Land  
 Price - List \$149,900  
 Price - Closed \$140,000  
 Status CL  
 MLS # 4760783  
 Acres 11.152000  
 LotSqft 485,781  
 Price Per Acre \$12,556.05  
 RdFrontage Yes  
 RdFntLngh 837  
 Zoning 02 - RA

**NH RT 101 Highway Temple NH 03084**

Located on Route 101, this is a commuters paradise. This piece of land is the perfect opportunity for privacy on a public road. If you are looking to develop on a quiet piece of land, look no further. 11+ acres goes back into a wooded private plot with possibility for subdivision. Land has been professionally surveyed and is ready for septic design and development. a small brook also runs along the property, offering the sound of nature from many parts of the land.

Listed By: Ashley Labnon / Keller Williams Realty-Metropolitan

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Class	Residential
Price - List	\$350,000
Price - Closed	\$330,000
Status	CL
MLS #	4819483
#Rooms	14
BedsTot	4
#Baths	4
SqFtTotFn	2,832
YearBuilt	1987
Acres	3.180000

**25 Flanders Lane Temple NH 03084**

Nestled in the Country setting of Temple, you will find this Lovely 4 bedroom colonial home with great curb appeal. Flower gardens greet you as you walk up the stairway to the front door. Enter the sunlit breezeway to an open concept kitchen, 1st level offers a formal dining room, large front to back living room with hardwood floors and two sliding glass doors which access a large private back deck with sunken hot tub. On this level you will also find a 1/2 bath with 1st floor laundry, and a large family room, with with an additional 1/2 bath which is great for gatherings. On the 2nd level you have

Listed By: Matthew W Cabana / Bean Group / Peterborough



Class	Residential
Price - List	\$350,000
Price - Closed	\$355,000
Status	CL
MLS #	4841944
#Rooms	8
BedsTot	5
#Baths	3
SqFtTotFn	3,198
YearBuilt	1971
Acres	3.000000

**177 Colburn Road Temple NH 03084**

Great home in a perfect commuting location with wood flooring, beautiful built-in shelving and a great kitchen layout with pantry. This house has bright sunlit rooms from every angle, fireplace with wood stove insert and spacious front to back living room. Enjoy your finished basement with full bath and kitchenette, which is essential for entertaining, and walk out onto your oversized patio to your fire pit and enormous backyard. The expansive private yard abuts a babbling seasonal brook. All of this and so much more, nestled into a gorgeous country setting. You must check this one out!

Listed By: Walter Zuber / Bean Group / Amherst



Class	Residential
Price - List	\$350,000
Price - Closed	\$359,000
Status	CL
MLS #	4815729
#Rooms	8
BedsTot	3
#Baths	2
SqFtTotFn	2,279
YearBuilt	1985
Acres	3.260000

**23 Birch Hill Road Temple NH 03084**

One of Master Builder Phil Brooks' early Post and Beam homes, beautifully set in a rural yet convenient location, with access to acres and acres of conservation land. This three bedroom home has all the classic Post and Beam characteristics, with soaring ceilings and lots of natural light. There is plenty of cabinetry in the kitchen and there are tile and hardwood floors throughout. The open-concept kitchen/dining/living area is perfect for entertaining and enjoying time together. The spacious master with a walk-in closet also boasts a vaulted ceiling, as do both of the other bedrooms on the

Listed By: Matthew W Cabana / Bean Group / Peterborough



Class	Residential
Price - List	\$384,500
Price - Closed	\$380,000
Status	CL
MLS #	4788729
#Rooms	9
BedsTot	4
#Baths	3
SqFtTotFn	3,210
YearBuilt	2000
Acres	12.560000

**49 Cornerstone Lane Temple NH 03084**

Gorgeous and private 4 bedroom, Brick-front Colonial on 12+ acres. Only minutes from Route 101 with views of Pack Monadnock from your living room. Expansive room in this well-built home, with dining room, family room and living room. Enclosed sun room faces the Mountain View and makes for a great space for gathering and enjoying the surroundings. The kitchen features an open fireplace that also fronts in the family room, and an additional fire place in the formal living room. There is an additional sun room on the rear of the home. The Master Bedroom with private bath is

Listed By: Karl Zahn / Keller Williams Gateway Realty



Class	Residential
Price - List	\$389,000
Price - Closed	\$385,000
Status	CL
MLS #	4811288
#Rooms	10
BedsTot	3
#Baths	3
SqFtTotFn	2,537
YearBuilt	1785
Acres	17.000000

**12 Kendall Road Temple NH 03084**

This homestead property spans a quiet, dead end gravel road in an area of large properties. It is minutes to the picture perfect village with its white steeped church and town hall overlooking the common and convenient to Route 101 for easy commuting. Its fields have been cleared for over two hundred years. The first orchard in town was here. This property includes a large water lily pond that is lined with mountain laurel. Wonderful views are featured to the South and East --on a clear day all the way to Boston! One of the most authentic and least tampered with colonial era houses in the

Listed By: Heather Peterson / Four Seasons Sotheby's International Realty




Class	Residential
Price - List	\$399,000
Price - Closed	\$399,000
Status	CL
MLS #	4830473
#Rooms	7
BedsTot	4
#Baths	3
SqFtTotFn	2,516
YearBuilt	2002
Acres	2.320000

**54 Brown Road Temple NH 03084**

Are you looking to move your family to the country and still have great internet access and a very good school system? This beautiful Classic Center Entrance Colonial with four bedrooms, two 1/2 baths on 2.3 acres in rural Temple NH may just be the home for you. Enter through the front entrance or use the side entrance that leads to a mud room with 1/2 bath and laundry. Large kitchen/dining area with sliders to deck plus a formal dining room and front to back living room with wood stove. Four bedrooms on the 2nd floor including Master with en-suite bathroom and walk-in closet. Three

Listed By: PJ Joyner / BHG Mastello Peterborough




Class	Land
Price - List	\$179,500
Price - Closed	\$160,000
Status	CL
MLS #	4808359
Acres	5.010000
LotSqft	218,236
Price Per Acre	\$31,936.13
RdFrontage	No
RdFntLngh	
Zoning	RA R

**8a Stonegate Farm Road Temple NH 03084**

A beautifully set plot of open mountain view land...spanning over 5 protective acres abutting common field and forest land with woodland pond below...is set in the heart of the distinctive Stonegate Farm property. Find fast internet (plan for fiber optic lines soon!) and easy accessibility in a world apart. Miles of private gravel road and walking trails, easy access to sporting and riding clubs and the tranquility rural living at its finest await!

Listed By: Andrew Peterson / Four Seasons Sotheby's International Realty




Class	Land
Price - List	\$180,000
Price - Closed	\$170,000
Status	CL
MLS #	4842309
Acres	16.780000
LotSqft	730,937
Price Per Acre	\$10,131.11
RdFrontage	Yes
RdFntLngh	1,254
Zoning	RA R

**Hill Road Temple NH 03084**

A lovely piece of property with the possibility of subdivision is ready for you to bring your country dream home come to life! Temple Brook meanders through the property and is known to have some bountiful brook trout fishing. The land has abundant mixed forest woods of hemlock, oak, beech, white pine and birch. On the southern boundary is the remnants of an old dam that was once used to control flowage. If you search, you will find an old cellar hole of what was the Ice House used by the homesteaders back in the day! There are many sites on the property that would be nice settings

Listed By: Denise Whitney / BHG Masiello Peterborough

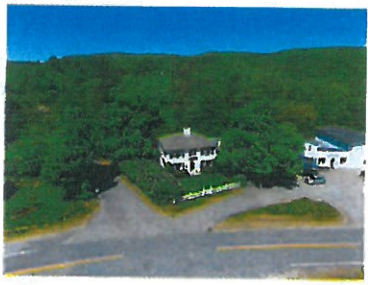


Class	Residential
Price - List	\$269,000
Price - Closed	\$257,000
Status	CL
MLS #	4799397
#Rooms	7
BedsTot	3
#Baths	1
SqFtTotFn	1,653
YearBuilt	1984
Acres	0.800000

**27 Blood Road Temple NH 03084**

Nestled in the woods on a quiet country road in Temple, this well cared for split level home awaits its new owners. Enjoy the open floor plan in the main living area, with sliding doors leading from the eat in kitchen to the spacious back deck and yard. A three season sunlight porch has vaulted ceilings and a view of the whole yard, perfect for outdoor living while escaping the elements. The main floor has an updated full bath and three bedrooms. The lower level offers two fully finished rooms - one with a woodstove and brick hearth and one with direct access to the driveway via sliding doors.

Listed By: Shelley Labrie / Bean Group / Peterborough



Class	Residential
Price - List	\$299,000
Price - Closed	\$309,000
Status	CL
MLS #	4693753
#Rooms	7
BedsTot	3
#Baths	3
SqFtTotFn	2,816
YearBuilt	1797
Acres	23.500000

**25 Main Street Temple NH 03084**

This classic 18th century Colonial on 23+ acres in downtown Temple is filled with the accents of yesteryear. First time on the market in 40 years for this authentic 1797 beauty. Elegant wall panels, crown and trim mouldings and varying width pine and oak floors run throughout the home with well worn smoothness earned by their age. Formal dining room, sitting room and great room each with its own fireplace. Kitchen with wood stove & a door leading to the attached garage. A half bathroom completes the first floor. Climb the center staircase to the second floor where you will find 3 bedrooms. The

Listed By: Dana Baier / Four Seasons Sotheby's Int'l Realty




Class	Residential
Price - List	\$299,900
Price - Closed	\$316,000
Status	CL
MLS #	4836124
#Rooms	7
BedsTot	4
#Baths	2
SqFtTotFn	1,869
YearBuilt	1982
Acres	3.200000

**90 Hudson Road Temple NH 03084**

Lovely 4 Bedroom Cape on a beautiful and private wooded 3.2 Acre Lot! Upgraded with ownership. Kitchen is fully applianced, tile flooring & plenty of cabinets with lots of storage. There is a pass way window to dining room with hardwood floors! Large living room with cozy Fireplace, hardwood and French doors to deck. First level bedroom and full bath. Large master bedroom, 2 additional and full bath on 2nd level. New windows on 2nd level, new oil tank and fresh paint inside. Two bay garage with a heated/electric office/craft or play room attached! Shed with metal roof. Enclosed Porch!

Listed By: Kelle L OKeefe / Keller Williams Realty North Central



Class	Residential
Price - List	\$325,000
Price - Closed	\$330,000
Status	CL
MLS #	4835525
#Rooms	11
BedsTot	4
#Baths	2
SqFtTotFn	2,376
YearBuilt	1780
Acres	79.720000

**49 Fish Road Temple NH 03084**

Whippoorwill Farm is in search of its next steward. Could it be you? In 1958, the current owner fell in love with this c.1780 Antique Cape Farmhouse and surrounding forest and fields and sought to protect it for generations. As a result, this historic property includes the privately owned Sargent Wildlife Sanctuary where the natural environment remains untouched. The 70-acre sanctuary, with densely wooded areas, is alive with songbirds and is a safe haven habitat for wildlife. The Humane Society of Wildlife Land Trust has promised to protect the land in conservation forever. The home and

Listed By: Sally E Mann / Equine Homes Real Estate, LLC

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<b>M</b>	<b>Class</b>	<b>Residential</b>
<b>%</b>	Price - List	\$419,000
	Price - Closed	\$419,000
	Status	CL
	MLS #	4800848
	#Rooms	9
	BedsTot	3
	#Baths	3
	SqFtTotFn	2,912
	YearBuilt	1983
	Acres	3.560000

**47 Mountain View Drive Temple NH 03084**

An abundance of natural light fills this one of a kind passive solar contemporary. The open floor plan is perfect for entertaining. The kitchen has granite counters, large custom granite table, marble backsplash, Sub Zero refrigerator, wine storage unit, Thermador double wall ovens, Bosch induction cooktop and two pantries. It flows into the large family room with a cathedral wall of windows with seasonal mountain views. The living room has an attached two story sunroom with brick floor and walls of windows. Upstairs office space with built in bookcase that leads into the master suite,

Listed By: Julia Plourde / Keller Williams Lakes & Mountains Realty




<b>M</b>	<b>Class</b>	<b>Residential</b>
<b>%</b>	Price - List	\$449,900
	Price - Closed	\$442,000
	Status	CL
	MLS #	4844496
	#Rooms	11
	BedsTot	5
	#Baths	4
	SqFtTotFn	3,496
	YearBuilt	1983
	Acres	3.030000

**295 Colburn Road Temple NH 03084**

Remarkable Custom Ranch with mountain views only minutes from Route 101. Gorgeous kitchen flows into large living room. Master bedroom with bath. Features one bedroom apartment in finished basement with it's own driveway and entrance. Many custom touches throughout, for exceptional single-floor living. Central AC, large sun room with lots of glass aids in heating and makes a great indoor greenhouse. New dishwasher and refrigerator on main level. New dishwasher, stove, microwave and refrigerator in apartment 2019. Washer and dryer in both units. Master bath

Listed By: Karl Zahn / Bean Group / Nashua




<b>M</b>	<b>Class</b>	<b>Residential</b>
<b>%</b>	Price - List	\$550,000
	Price - Closed	\$540,000
	Status	CL
	MLS #	4821083
	#Rooms	8
	BedsTot	3
	#Baths	3
	SqFtTotFn	2,797
	YearBuilt	2005
	Acres	5.002000

**56 Woodcock Run Temple NH 03084**

Enjoy the quiet in this stunning mountain retreat nestled in the rolling hills and forests of Temple's renowned Stonegate Farm luxury development. Beyond your own 5 private acres is a pond and walking trails next to the Timberdoodle Club offering its members exclusive access to fishing, bird hunting, and dog training in the protected land surrounding Stonegate. The interior of the home is a blend of elegant finishes and rustic charm, with many windows bringing the beauty of the outside in. At the heart of the house is a granite and maple kitchen with a gas cooktop, double wall ovens,

Listed By: Lisa C Boucher / Hearthside Realty, LLC

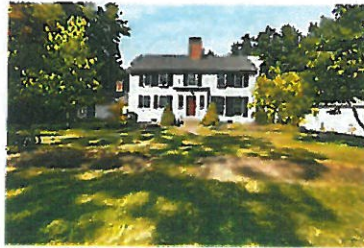


<b>M</b>	<b>Class</b>	<b>Residential</b>
<b>%</b>	Price - List	\$599,000
	Price - Closed	\$599,000
	Status	CL
	MLS #	4822132
	#Rooms	8
	BedsTot	3
	#Baths	3
	SqFtTotFn	2,544
	YearBuilt	2002
	Acres	22.390000

**227 Hadley Highway Temple NH 03084**

TRIPLE G FARM - This is a golden opportunity to own a working horse farm in southern NH. Centered around a 110' x 145' steel building, work efficiently in any weather at lessons and training under one roof. With a BIG 75' x 145' indoor riding arena, 17 stalls (12 are in/out), viewing/tack room, utility room and hay storage overhead, this clear span building would allow for any interior configuration. A second 6 stall barn can house your personal horses and being 48' long, holds 1,500 hay bales. The NEW outdoor arena measures 110' x 220'! The farm's 2002 colonial home is rustic, charming

Listed By: Shirley Sullivan / Farms & Barns RE, LLC



<b>M</b>	<b>Class</b>	<b>Residential</b>
<b>%</b>	Price - List	\$600,000
	Price - Closed	\$610,000
	Status	CL
	MLS #	4831547
	#Rooms	10
	BedsTot	5
	#Baths	3
	SqFtTotFn	4,072
	YearBuilt	1776
	Acres	8.700000

**242 General Miller Highway Temple NH 03084**

Built in 1778 this was once the home of General James Miller. Set on 3.93 acres (additional farmland acreage available) of lovely landscaped grounds as well as an additional 2 car garage and a run-in shed for animals or extra storage of equipment. Before the current colonial was built, the ell, which now serves as an apartment, was once the town store. Original features such as lead glass windows, hand hammered hinges and hooks are still present. This home tells the stories of centuries gone by throughout its many rooms and features. But wait, this may be a historical artifact in its

Listed By: Denise Whitney / BHG Masiello Peterborough



<b>M</b>	<b>Class</b>	<b>Residential</b>
<b>%</b>	Price - List	\$759,000
	Price - Closed	\$750,000
	Status	CL
	MLS #	4844152
	#Rooms	6
	BedsTot	2
	#Baths	3
	SqFtTotFn	3,700
	YearBuilt	2004
	Acres	10.000000

**179 Stonegate Farm Road Temple NH 03084**

Stonegate Farm is an exclusive sub-division of high end homes situated on minimum 5 acre lots all with views. This home was custom built with nothing but the highest quality materials and craftsmanship. Brazilian Cherry floors throughout, large master suite, breathtaking conservatory/sunroom. Large Kitchen dining area. Views from throughout the house include Pack and North Pack Mountains, the Stonegate Farm Lake and rolling beautiful fields. Adjoins prestigious Timber Doodle Hunting Club. Privacy, Views, luxurious home features provide an extremely special home environment. Yet 10

Listed By: David Deysher / Coldwell Banker Realty Nashua

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March 1, 2022

Dear Temple Zoning Board,

We moved to Temple because we fell in love with the small-town charm and quaint rural setting. It very much reminded me of the town I grew up in before the farmland started turning into housing developments which doubled the population and changed the old fashion home town atmosphere.

As the crow flies, I live about a mile from Stepping Stone Farm and have had the pleasure of driving by this property on a regular basis since taking residence here 21 years ago. During that time, I've seen the grounds full of children during summer camp, the parking lot full of horse trailers as equestrians arrived to compete in horse shows, the riding arenas active with students for lessons and their current transition in offering a venue for weddings and events.

I've appreciated that this farm has been able to remain intact with its open fields and pastoral views which contributes greatly to Temple's rural character.

For the last 20 years, I've also worked as a real estate agent specializing in equestrian and farm properties throughout NH and MA. I've seen too many similar properties faced with difficult questions and decisions about what the future holds for their beloved farms. With farm land being very attractive for subdivision and development due to favorable site conditions, I've witnessed the rapid loss of farmland as it is converted into developments. As a realtor, I'm routinely asked what the "highest and best use" of their farm land is. For most, the highest value and most lucrative alternative is subdivision. Yet, I personally have a hard time saying this is "best". Growing up on a farm myself, the thought of any farmland being chopped up, paved over and built upon, in my opinion, is a sad day. When land is developed, the farm aspects will never be retrieved. It is gone forever. If it were to happen to Stepping Stone, it would break my heart to see these fields and pastures disappear.

As with Stepping Stone, many farm owners have been exploring alternative or supplemental ways to utilize their farm assets to earn extra income, versus giving way to development. Some of these alternatives have included farm-to-table events, venues for weddings, and other recreational activities to broaden their scope so they can survive, while retaining the agricultural character and scenic views.


With the first bullet of Temple's Vision Statement stating "*Temple should remain a rural town with a mix of forests, streams, wetlands, open space and farmland. Agriculture, forestry, trails and outdoor recreation should be encouraged to maintain Temple's rural character*", it is my hope that the town's regulatory environment would encourage and promote alternative agriculture activities as a means to keep our farmland and open space.

I'm an advocate of the preservation of this land and farm. Based upon their prior use of this property, the distant proximity to neighbors, and the minimal impact this "use" has on the land, I, as a Realtor and a close neighbor, support the transition of Stepping Stones Farm to a Wedding

11  
Venue / Event Center. In my opinion, having this farm seek alternative ways to produce income such as hosting occasional events or weddings, maintains the town's rural charm in a way that selling it off for other uses such as a subdivision, location for a Residential Care Facility, workforce housing or small wind energy systems will never be able to do.

Thank you for your consideration.

Regards,

A handwritten signature in blue ink that reads "Sally Mann". The signature is written in a cursive, flowing style.

Sally Mann  
MA & NH Realtor  
Equine Homes Real Estate, LLC  
222 North Road  
Temple NH 03084



Natural Resources Conservation Service  
The Concord Center  
10 Ferry Street, Box 211  
Concord, NH 03301-5081  
Telephone: 603-223-6026

United States Department of Agriculture

2/23/2022

RE: Wetland Determination on Farm 304, Tract 284 , Fields 4 & 6

Dear:

This is a notification that as of the date of this letter, I am making a preliminary technical determination that fields/areas shown in the attached Form NRCS-CPA-026-WC, "CERTIFIED WETLAND DETERMINATION" do not contain wetlands in accordance with regulatory criteria found within the Code of Federal Regulations at 7 CFR Part 12, Subpart C. A determination was made using the x's on the map.

The certified wetland determination has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985, as amended. This determination may not be valid for identifying the extent of the US Army Corps of Engineers' Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you should contact the NHDES Wetlands Bureau or request a jurisdictional determination from the local office of the Corps prior to starting the work.

The preliminary technical determination documented on the attached NRCS-CPA-026e form is part of the conservation provisions of the Food Security Act, as amended, and will become final within 30 days (7 CFR Section 614.7). This decision is not adverse, and thus, no right to appeal exists. You may seek review of the determination from the National Appeals Division Director if you believe this decision is adverse (7 CFR Section 614.13).

The 2014 Farm Bill connected producer eligibility for Federal crop insurance premium subsidy to compliance with the wetland conservation provisions. Eligibility for most USDA programs is lost for any wetland conversions that have occurred after December 23, 1985. However, only wetland conversions that occur after February 7, 2014, result in ineligibility for Federal crop insurance premium subsidy.

*Remember that your farm may contain areas not currently listed as cropland by the Farm Service Agency, as well as fields that have been in hay or pasture and for which no determinations have been made. If you decide to clear, drain, fill, level, dredge, or crop any of these areas, please call our office first to obtain determinations and avoid possible violation of Food Security Act policy and jeopardizing your USDA benefits. Please retain this documentation for your records.*

If you have any questions regarding this matter, please call or contact Jessica Rock, District Conservationist at the Concord NRCS office:

USDA-NRCS  
Attn: Jessica Rock  
The Concord Center  
10 Ferry Street, Box 211  
Concord, NH 03301-5081  
Telephone: 603-223-6028  
Email: [Jessica.Rock@usda.gov](mailto:Jessica.Rock@usda.gov)

Sincerely,

Karen Dudley, Resource Soil Scientist

Enclosures

cc: Jessica Rock, District Conservationist, NRCS  
Donna Juneau, County Executive Director, FSA

**CERTIFIED WETLAND DETERMINATION**

Clear Form

<b>1. Name:</b>	Isabella Martin	<b>2. Location County:</b>	NH011
<b>3. Address:</b>	The Stables at Stepping Stones 19 Putnam Road Temple, NH, 03084	<b>4. Admin. County:</b>	
<b>5. Request Form:</b>	AD-1026	<b>6. Farm Number:</b>	304
<b>7. Request Date:</b>	02/08/2022	<b>8. Tract Number:</b>	284

This certified wetland determination identifies areas subject to the wetland conservation provisions of the 1985 Food Security Act, as amended. See the attached Definitions of Wetland Labels and Uses for additional information and currently authorized activities under the Act.

Field	Label	Occurrence Year (CW+YEAR)	Acreage
4	NW		*0.5
6	NW		*0.01

**9. Remarks:**  
 X's instead of "project area" was given. Did the wetland determination in the area of the x's.

I certify that the above determinations are sufficient for the purpose of making a determination of eligibility for program benefits and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

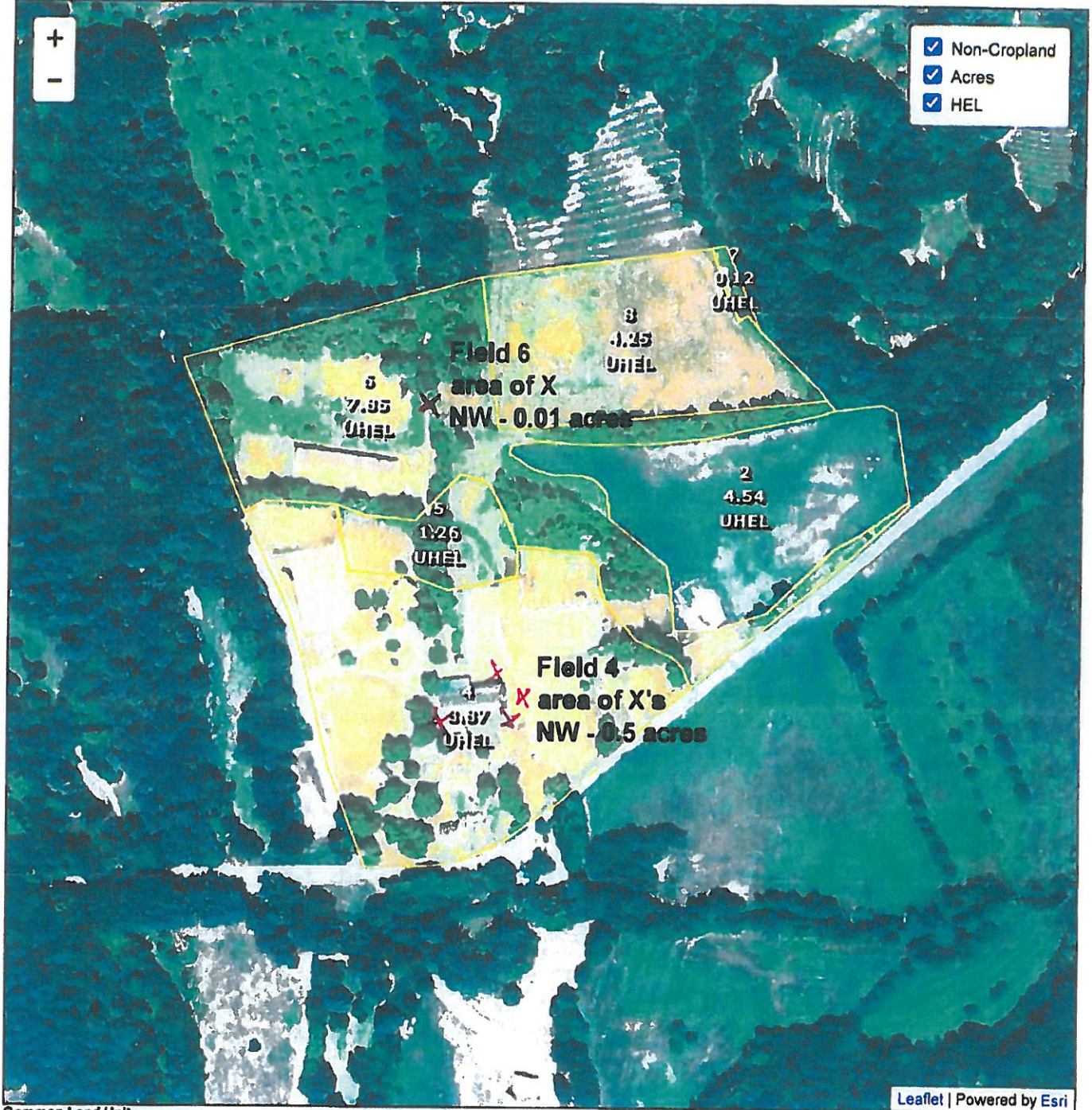
<b>10. Signature Designated Conservationist</b>	<b>Date:</b>
KAREN DUDLEY <small>Digitally signed by KAREN DUDLEY                  Date: 2022.02.23 11:31:19 -05'00'</small>	02/23/2022



# Hillsborough County, New Hampshire



- Non-Cropland
- Acres
- HEL



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**Common Land Unit**  
 Cropland   
 Non-cropland   
 CRP

**Wetland Determination Identifiers**  
● Restricted Use  
● Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

2022 Crop Year



**Farm 304**  
**Tract 284**

Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



### Definitions of Wetland Labels and Uses

Label/Name	Criteria for Determination	Authorized Uses	Authorized Maintenance
<b>AW</b> (Artificial Wetland)	An area that was formerly a non-wetland area under natural conditions but now exhibits wetland characteristics because of the influence of human activities. These areas are exempt from the Food Security Act of 1985, as amended. This label includes irrigation induced wetlands.	No restrictions.	No restrictions.
<b>CPD</b> (Corps of Engineers (USACE) Permit with Mitigation)	A converted wetland authorized by a permit issued under Section 404 of the Clean Water Act by USACE.	Per USACE permit conditions.	Per USACE permit conditions
<b>CW</b> (Converted Wetland)	A wetland converted between December 23, 1985, and November 28, 1990.	Planting of agricultural commodities or additional manipulation will cause ineligibility.	Maintenance allowed to scope and effect of original manipulation.
<b>CW</b> (Wetland converted by county, drainage district, or similar entity)	Wetlands converted after December 23, 1985, by a county, drainage district, or similar entity and beyond a person's direct control, but not considered third party (TP).	Production of an agricultural commodity or forage for mechanical harvest or additional manipulation will cause ineligibility for USDA program benefits.	Maintenance allowed to original scope and effect of system before conversion.
<b>CW+Year</b> (Converted Wetland)	A wetland converted after November 28, 1990. "Year" indicates the year the wetland was converted, and ineligibility begins.	USDA program participant and their affiliated persons are ineligible for benefits (regardless of whether ag commodity planting occurred) until the wetland is restored or mitigated. Planting of agricultural commodities is also prohibited.	Not applicable
<b>CWTE</b> (Converted Wetland Technical Error)	An area converted after December 23, 1985, where the conversion or production of an agricultural commodity was a consequence of an incorrect NRCS determination.	May be used for production of agricultural commodities or forage provided no manipulation is done beyond what existed on the date of the CWTE determination.	May be maintained to the extent that existed on date of the CWTE determination.
<b>FWP</b> (Farmed Wetland Pasture and Hayland)	Manipulated and used for pasture or hay before December 23, 1985 and in most years, is inundated for at least 7 consecutive days or saturated for 14 days during the growing season.	Area may be farmed and maintained as existed before December 23, 1985, as long as area is not abandoned (cessation for five consecutive years of management or maintenance operations related to the use of a farmed wetland).	May be maintained to the extent that existed before December 23, 1985.

### Definitions of Wetland Labels and Uses

Label/Name	Criteria for Determination	Authorized Uses	Authorized Maintenance
<b>FW (Farmed Wetland)</b>	A wetland that was manipulated and planted before December 23, 1985, but still meets inundation or saturation criteria, noted below. If the area is not a pothole, playa, or pocosin, it is inundated for at least 15 consecutive days during the growing season or 10 percent of the growing season, whichever is less, in most years. If the area is a pothole, playa, or pocosin: it is inundated for at least 7 consecutive days or saturated for at least 14 consecutive days during the growing season in most years.	Area may be farmed and maintained as existed before December 23, 1985, as long as area is not abandoned (cessation for five consecutive years of management or maintenance operations related to the use of a farmed wetland).	May be maintained to the extent that existed before December 23, 1985.
<b>MIW (Mitigation Exemption)</b>	A converted wetland, farmed wetland or farmed wetland pasture of which the acreage, functions and values lost have been compensated for through an NRCS-approved mitigation plan.	As stipulated in the mitigation plan/agreement.	As stipulated in the mitigation plan/agreement.
<b>MW (Minimal Effect Exemption)</b>	A converted wetland that is exempt from the wetland conservation provisions of the Food Security Act of 1985, as amended, based on an NRCS determination that the conversion has or will have a minimal effect on the wetlands in the area.	As stipulated in the minimal effect agreement, if applicable.	Only those activities stipulated in the minimal effect agreement, if applicable.
<b>MWM (Mitigation Site)</b>	The site of wetland restoration, enhancement, or creation serving as mitigation for a converted wetland receiving a mitigation exemption.	As stipulated in the mitigation plan/agreement.	As stipulated in the mitigation plan/agreement.
<b>NW (Nonwetland)</b>	An area that does not contain a wetland.	No restrictions.	No restrictions unless manipulation would convert adjacent wetlands.
<b>PC (Prior Converted Cropland)</b>	A wetland converted to cropland before December 23, 1985, and as of December 23, 1985, was capable of being cropped and did not meet farmed wetland inundation or saturation criteria.	No restrictions.	No restrictions unless manipulation would convert adjacent wetlands.
<b>TP (Third Party Exemption)</b>	A wetland converted after December 23, 1985, by a third party who is not associated with the participant, and the conversion is not a result of a scheme or device.	May be used for production of agricultural commodities or forage.	Further drainage improvement will cause ineligibility.
<b>W (Wetland)</b>	An area that meets the criteria for hydric soils, hydrophytic vegetation, and wetland hydrology. Site typically has not been manipulated by altering hydrology and/or removing woody vegetation, including stumps. These areas include FW and FWP that have been abandoned.	May be farmed under natural conditions without drainage or removal of woody vegetation.	Not applicable, as typically wetlands (W) are not manipulated. See NRCS for information if a W is used as a drainage outlet for another wetland.
<b>WX (Wetlands that have been manipulated)</b>	A wetland manipulated after December 23, 1985, but the manipulation was not for the purpose of making production possible and agricultural commodity crop production was not made possible.	Would cause ineligibility if production was later made possible.	No restrictions as long as production not made possible including on an adjacent wetland.

## CERTIFIED WETLAND DETERMINATION

### Non-Discrimination Statement

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

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