

We would like to add our comments and observations to the Stepping Stones' request for Temple ZBA exceptions.

We are not Temple residents. We are not abutters. However, we are neighbors and have lived at 609 Burton Hwy, Wilton, NH for more than 29 years. During that time we have never had a complaint about Boo Martin nor Stepping Stones, The Pony Farm, etc..

However, we are concerned because the request for ZBA exceptions does make significance changes to the way things have been done in the past, and does pose potential negative impacts.

Some observations and comments:

1. The proposed exception is not for Boo Martin, but for Stepping Stones and will apply to all future owners. Boo Martin envisions approximately 20 events each year, but the proposal does not limit the number of yearly events. Thus, as written, there is the potential for unlimited events.

2. Previous events generally ended before sundown, not 11:00 PM.

3. Previous events did not include alcoholic beverages until 10:30 PM. There is a safety impact, if up to 99 people drive Burton or Webster Hwy at 11:00 PM, after attending an event where alcohol has been served.

4. Previous events have resulted in "noise". It came from loud speakers, we know because the "noise" could be heard at 609 Burton Hwy, Wilton NH. The "noise" has never been bothersome, but of course the "noise" never extended to 11:00 PM. There is a potential noise impact associated with this proposal.

5. Previous events have not resulted in any known environmental issues. Wilton's water shed district abuts the property and is downstream from the proposed site. Up to 99 people at an unlimited number of events requires an environmental impact study. A simple statement that there will be "no impact" is not sufficient.

We commend Boo Martin for her past stewardship of her property, but we also want a careful and thorough consideration of this request. If approved, we ask the Town of Temple to limit the number and terms of events and to diligently monitor all events, insuring compliance to all applicable Town ordinances and any restrictions which may be deemed appropriate by the ZBA.

Sincerely,

Joe and Liz Torre
Wilton NH