

TEMPLE CONSERVATION COMMISSION

Minutes, February 9, 2022

Location: Town Hall

Attendees: Carol Mamczak, Sean Radcliffe, Scott Hecker, Mike Madden, Cathy Joly

Absent: Adie Krulis, Lincoln Geiger

Guests: Eric Foley

Started at 7:05 pm

1. Approval of Minutes: Scott moved to accept the January 12, 2022 meeting minutes, Mike seconded. All in favor.
2. Water Testing: We will distribute water testing kits at Town Meeting, and bring the remainder to the municipal office so folks can pick them up during the last week of March. We will collect kits at the Town Hall on Sunday morning, April 3, because the Town Hall is booked for the afternoon. *Sean will send photos of kit and pricelist to Scott and Carol. Scott will post on Temple Facebook page, Carol will post on town website, and Cathy will write a note for the town newsletter.*
3. Town Forest Forest Plan: Mike processed Eric's invoice. Eric will add wildlife pictures to the plan. Scott suggested adding a page to document invasive species, with images, so they can be easily identified by hikers.
4. Natural Resource Inventory Update: Sean shared that SWRPC is happy to spread this work over three years. Sean will attend the Planning Board meeting next week to discuss this.
5. Land Conservation Strategy: *Mike will print two large copies of the town tax map, and Scott will supply foam core boards for mounting. Mike will send the draft of the conservation brochure to the members so we can review it and bring comments to the next meeting.*
6. Isabella Martin - Isabella did not attend the meeting. Carol made a motion that the Conservation Commission acknowledges receipt of the documents from Isabella Martin. Sean seconded. All in favor. (Five documents are attached.)

The group adjourned at 8:25 pm. The next meeting will be on Wednesday, March 9, 2022 at 7:00 PM.

Minutes submitted by Cathy Joly.

Italics above indicate tasks to be done.

Attachments:

1. SWRPC letter to Temple Zoning Board, dated Jul 9, 2021, re Stepping Stones Farm and Event Center (separate attachment #1)
2. Image of the Stepping Stones Farm and underlying aquifer
3. NRCS Report on Resource Evaluation from visit on July 13, 2021 (separate attachment #2)
4. Stepping Stones Farmland Restoration 2022 (separate attachment #3)
5. Stepping Stones Farm Drainage Map

2. Image of underlying aquifer:

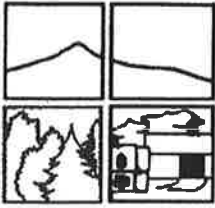


5. Drainage Map

Drainage Map for Document 24

- 4 red dots around the barn are the placement of the underground drainage grates, professionally installed in 2015 to prevent erosion.
- 1 red dot to left of indoor arena is the location of a pre-existing stone culvert under the road which feeds into a preserved drainage ditch. This has remained untouched since 1975 and will remain untouched.
- NO new buildings will be built under this exception.





Southwest Region Planning Commission

37 Ashuelot Street, Keene, NH 03431

603-357-0557 Voice

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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

TDD Access: Relay NH 1-800-735-2964
web site: www.swrpc.org

- *Trip Generation: An ITE Informational Report, 8th 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.¹ 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.²

¹ Trip Generation: An ITE Informational Report, 8th Edition, 2008.

² <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
Total	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 Stepping 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

Bill Fosher
Conservation Planner
NH Association of Conservation Districts
billfosher@nhacd.net
413-335-5275



Isabella Martin
Stepping Stones Event Center
19 Putnam Road
Webster, NH, 03084

Visit date: Jul 13, 2021

Resource Evaluation for Isabella “Boo” Martin

Overview

Ms. Martin’s farm is an upland farm with meadows, shrubland, and wetlands. It was recently used as a therapeutic horseback riding facility, and during this time most of the fields away from the farmstead were not kept up. She hopes to bring the fields back into production, while protecting some of the more important areas of nesting and foraging habitat for wildlife.

Invasive species are a major problem throughout the fields. Some areas have nearly reverted to shrubland, but most of the shrubs are non-native species. A small waterway, not identified as a stream on USDA maps, passes through the farm, and is visible as a tree line between the two pastures on the east end of the farm.

The farm is located in the Hillsborough County town of Temple, at the intersection of Putnam Road and Webster Highway, near the Wilton town line. The terrain is hilly, sloping generally to the south and east.

Soils

The soils on the higher portions of the farm are upland till. The lower sections are sandy outwash soils. Textures in both sections are primarily fine sandy loam with a small proportion of gravelly sandy loam. Refer to attached soils map and report for details.

Operator goals

Return fields to productivity: Most of the pastures are suffering from invasion by Japanese bittersweet, glossy buckthorn, and multiflora rose. Fertility is unknown, but plant communities are typical of those that thrive in soils that are low in pH and potassium (goldenrod, cinquefoil, etc.) The fields would be difficult to manage in their current condition, as invasive species are

too large in some areas to allow safe access for farm equipment for field maintenance, fence construction and forage improvement.

The proposed use for the fields would be a small herd of beef cattle and/or sheep, which would be grazed through the summer and sold to the freezer trade in the fall or winter. The sheep might be kept over the winter; cattle will be purchased in the spring and sold in the fall or early winter.

Some of the areas that have nearly reverted to shrubland might be developed for wildlife habitat, focusing on the needs of songbirds, small mammals, and insects. Pollinator-friendly native plants are desired.

There is also an interest in keeping bees for pollination and honey production.

Resource concerns identified

During my site visit, I identified the following resource concerns, based on the NRCS planning criteria.

Plant pest pressure: Woody and herbaceous weeds are crowding out desirable plants.

Plant structure and composition: Pastures contain some desirable species, but these account for less than 50 percent of the biomass. Very few legumes were identified.

Plant productivity and health: Plants show signs of nutrient deficiency, perhaps related to low pH. Overall amount of biomass is low given the soil types and topography.

Feed and forage imbalance: The land in its current state is not producing forage of adequate quality or quantity to support the landowner's goals and objectives.

Inadequate water quality, quantity, and distribution: water is currently available only by allowing animals to drink from surface water or return to the farmstead for water.

Further investigation may reveal additional resource concerns related to soil health, terrestrial or aquatic wildlife habitat, and nutrient loss to surface water. I did not assess the farmstead for resource concerns, but did not see any major issues with manure storage, etc., as we passed through it on our way to visit the fields.

Ms. Martin reports that neighbors have expressed concern that an ancillary use of the property as a venue for weddings or other events might create an additional resource concern — petroleum, heavy metals, and other pollutants transported to groundwater — due to leaked materials from parked vehicles. They contend that a stratified drift aquifer flows under the farm

and provides drinking water for residents of Wilton. This question is beyond the scope of this resource evaluation. I do not know whether such an aquifer flows under the farm, or whether parked cars pose an increased risk of groundwater contamination. I do not have access to the geological data to determine the time of travel of groundwater from one point to another, nor the technical expertise to interpret it.

However, I have documented that the farm is not within the Source Water Protection Area established by NH Department of Environmental Services, the US Geological Survey, and US Dept. of Agriculture. See attached map showing the location of the farm and the extent of the Source Water Protection Area.

Management recommendations/next steps

Recommendation 1: Collect soil samples from each field or conservation management unit. NHACD can assist you in determining the most efficient soil sampling system. Have the soil samples analyzed by a certified soil laboratory, and obtain recommendations for inputs from UNH cooperative extension or a qualified certified crop adviser.

Recommendation 2: Where possible, consider mowing the fields to prevent herbaceous weeds from setting additional seed. Smaller woody invasives can also be controlled in this way.

Recommendation 3: Develop a business plan or fractional budget for the livestock enterprise to ensure that it fits with the overall enterprise mix of the farm and meets your goals and objectives. Seek assistance from UNH Cooperative Extension and your banker or other financial expert as needed. Business planning assistance may also be available from Land For Good, a non-profit organization based in Keene, or through the Hillsborough County Conservation District.

Soils Map

Client(s): ISABELLA MARTIN
 Location: Putnam Road and Webster Highway, Temple, NH
 Merrimack County, New Hampshire
 Approximate Acres: 28.30

Assisted By: Bill Fosher
 NH Association of Conservation Districts
 Milford Service Center
 Hillsborough County Conservation District

Land Units: Tract 284, Fields 2,3,4,5,6



Prepared with assistance from USDA-Natural Resources Conservation Service

0 376
Feet

Practice Schedule
PLUs

Soils

Soil Mapunit



Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Hillsborough County, New Hampshire, Western Part

Map Unit: 22B--Colton gravelly sandy loam, 3 to 8 percent slopes

Component: Colton (85%)

The Colton component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on outwash deltas on outwash plains. The parent material consists of sandy-skeletal glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Component: Adams (10%)

Generated brief soil descriptions are created for major soil components. The Adams soil is a minor component.

Component: Sheepscot (3%)

Generated brief soil descriptions are created for major soil components. The Sheepscot soil is a minor component.

Component: Croghan (2%)

Generated brief soil descriptions are created for major soil components. The Croghan soil is a minor component.

Map Unit: 22C--Colton gravelly sandy loam, 8 to 15 percent slopes

Component: Colton (85%)

The Colton component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on outwash terraces on outwash plains. The parent material consists of sandy-skeletal glaciofluvial deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Adams (10%)

Generated brief soil descriptions are created for major soil components. The Adams soil is a minor component.

Component: Sheepscot (3%)

Generated brief soil descriptions are created for major soil components. The Sheepscot soil is a minor component.

Component: Croghan (2%)

Generated brief soil descriptions are created for major soil components. The Croghan soil is a minor component.

Map Unit: 76B--Marlow fine sandy loam, 3 to 8 percent slopes

Component: Marlow (85%)

The Marlow component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on hills on glaciated uplands, mountains on glaciated uplands. The parent material consists of loamy lodgment till derived from granite and/or loamy lodgment till derived from mica schist and/or loamy lodgment till derived from phyllite. Depth to a root restrictive layer, densic material, is 20 to 39 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 7 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Component: Peru (7%)

Generated brief soil descriptions are created for major soil components. The Peru soil is a minor component.

Component: Monadnock (3%)

Generated brief soil descriptions are created for major soil components. The Monadnock soil is a minor component.

Component: Pillsbury (3%)

Generated brief soil descriptions are created for major soil components. The Pillsbury soil is a minor component.

Component: Tunbridge (2%)

Generated brief soil descriptions are created for major soil components. The Tunbridge soil is a minor component.

Map Unit: 77C--Marlow fine sandy loam, 8 to 15 percent slopes, very stony

Component: Marlow, very stony (85%)

The Marlow, very stony component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on hills on glaciated uplands, mountains on glaciated uplands. The parent material consists of loamy lodgment till derived from granite and/or loamy lodgment till derived from mica schist and/or loamy lodgment till derived from phyllite. Depth to a root restrictive layer, densic material, is 20 to 41 inches (depth from the mineral surface is 20 to 39 inches). The natural

drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Below this thin organic horizon the organic matter content is about 13 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Component: Peru, very stony (6%)

Generated brief soil descriptions are created for major soil components. The Peru, very stony soil is a minor component.

Component: Berkshire, very stony (4%)

Generated brief soil descriptions are created for major soil components. The Berkshire, very stony soil is a minor component.

Component: Tunbridge, very stony (3%)

Generated brief soil descriptions are created for major soil components. The Tunbridge, very stony soil is a minor component.

Component: Pillsbury, very stony (2%)

Generated brief soil descriptions are created for major soil components. The Pillsbury, very stony soil is a minor component.

Map Unit: 104--Podunk fine sandy loam, 0 to 3 percent slopes, frequently flooded

Component: Podunk (86%)

The Podunk component makes up 86 percent of the map unit. Slopes are 0 to 3 percent. This component is on flood plains on river valleys. The parent material consists of coarse-loamy alluvium derived from schist and/or coarse-loamy alluvium derived from quartzite and/or coarse-loamy alluvium derived from granite and gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Component: Rumney (5%)

Generated brief soil descriptions are created for major soil components. The Rumney soil is a minor component.

Component: Ondawa (4%)

Generated brief soil descriptions are created for major soil components. The Ondawa soil is a minor component.

Component: Sunday (2%)

Generated brief soil descriptions are created for major soil components. The Sunday soil is a minor component.

Component: Medomak (2%)

Generated brief soil descriptions are created for major soil components. The Medomak soil is a minor component.

Component: Charles (1%)

Generated brief soil descriptions are created for major soil components. The Charles soil is a minor component.

Map Unit: 142B--Monadnock fine sandy loam, 3 to 8 percent slopes**Component:** Monadnock (80%)

The Monadnock component makes up 80 percent of the map unit. Slopes are 3 to 8 percent. This component is on hills on glaciated uplands, mountains on glaciated uplands. The parent material consists of loamy supraglacial meltout till derived from phyllite and/or granite and gneiss and/or mica schist over sandy and gravelly supraglacial meltout till derived from phyllite and/or granite and gneiss and/or mica schist. Depth to a root restrictive layer, strongly contrasting textural stratification, is 15 to 30 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Component: Berkshire (11%)

Generated brief soil descriptions are created for major soil components. The Berkshire soil is a minor component.

Component: Skerry (6%)

Generated brief soil descriptions are created for major soil components. The Skerry soil is a minor component.

Component: Cabot (2%)

Generated brief soil descriptions are created for major soil components. The Cabot soil is a minor component.

Component: Tunbridge (1%)

Generated brief soil descriptions are created for major soil components. The Tunbridge soil is a minor component.

Map Unit: 143C--Monadnock fine sandy loam, 8 to 15 percent slopes, very stony**Component:** Monadnock, very stony (79%)

The Monadnock, very stony component makes up 79 percent of the map unit. Slopes are 8 to 15 percent. This component is on mountains on glaciated uplands, hills on glaciated uplands. The parent material consists of loamy supraglacial meltout till derived from phyllite and/or granite and gneiss and/or mica schist over sandy and gravelly supraglacial meltout till derived from phyllite and/or granite and gneiss and/or mica schist. Depth to a root restrictive layer, strongly contrasting textural stratification, is 18 to 36 inches (depth from the mineral surface is 17 to 31 inches). The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Below this thin organic horizon the organic matter content is about 2 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Component: Becket, very stony (11%)

Generated brief soil descriptions are created for major soil components. The Becket soil is a minor component.

Component: Skerry, very stony (5%)

Generated brief soil descriptions are created for major soil components. The Skerry soil is a minor component.

Component: Tunbridge, very stony (4%)

Generated brief soil descriptions are created for major soil components. The Tunbridge soil is a minor component.

Component: Lyme, very stony (1%)

Generated brief soil descriptions are created for major soil components. The Lyme soil is a minor component.

Map Unit: 214A--Naumburg fine sandy loam, 0 to 3 percent slopes

Component: Naumburg (90%)

The Naumburg component makes up 90 percent of the map unit. Slopes are 0 to 3 percent. This component is on outwash terraces. The parent material consists of sandy outwash derived mainly from granite, gneiss and schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 9 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria.

Component: Croghan (10%)

Generated brief soil descriptions are created for major soil components. The Croghan soil is a minor component.

Data Source Information

Soil Survey Area: Hillsborough County, New Hampshire, Western Part

Survey Area Data: Version 21, May 29, 2020

Soils Inventory Report

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
284	2	104	Podunk fine sandy loam, 0 to 3 percent slopes, frequently flooded	0.1	2%
284	2	142B	Monadnock fine sandy loam, 3 to 8 percent slopes	0.0	0%
284	2	143C	Monadnock fine sandy loam, 8 to 15 percent slopes, very stony	0.0	0%
284	2	214A	Naumburg fine sandy loam, 0 to 3 percent slopes	4.0	89%
284	2	22B	Colton gravelly sandy loam, 3 to 8 percent slopes	0.4	9%
Total				4.5	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
284	3	142B	Monadnock fine sandy loam, 3 to 8 percent slopes	4.4	80%
284	3	214A	Naumburg fine sandy loam, 0 to 3 percent slopes	0.3	5%
284	3	22B	Colton gravelly sandy loam, 3 to 8 percent slopes	0.6	11%
284	3	77C	Marlow fine sandy loam, 8 to 15 percent slopes, very stony	0.2	4%
Total				5.5	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
284	4	104	Podunk fine sandy loam, 0 to 3 percent slopes, frequently flooded	0.0	0%
284	4	214A	Naumburg fine sandy loam, 0 to 3 percent slopes	0.1	1%
284	4	22C	Colton gravelly sandy loam, 8 to 15 percent slopes	8.8	99%
Total				8.9	100%

Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
284	5	22C	Colton gravelly sandy loam, 8 to 15 percent slopes	1.3	100%
Total				1.3	100%

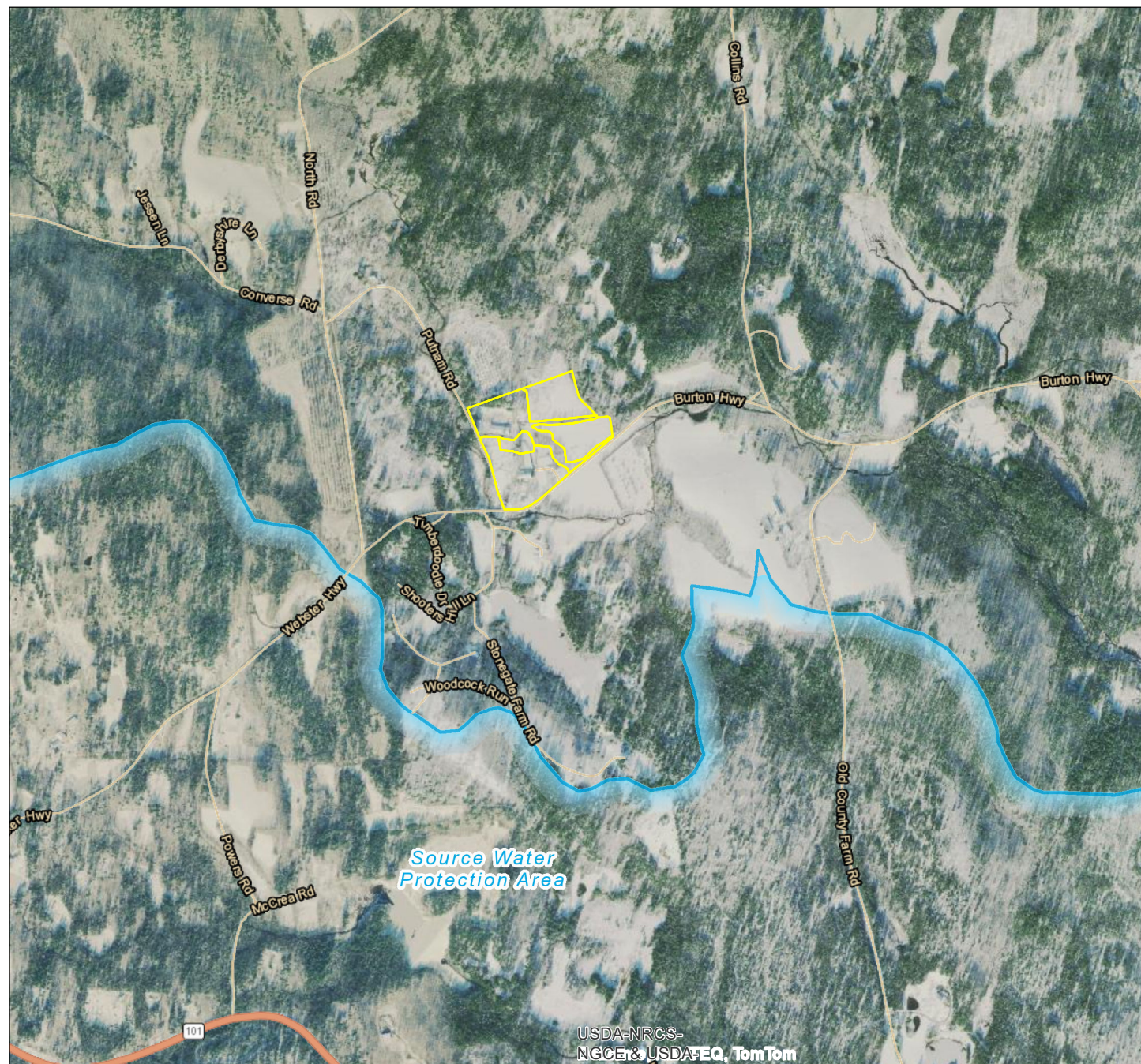
Tract	Land Unit	Map Unit Symbol	Map Unit Name	Acres	Percent
284	6	104	Podunk fine sandy loam, 0 to 3 percent slopes, frequently flooded	0.1	1%
284	6	142B	Monadnock fine sandy loam, 3 to 8 percent slopes	0.3	4%
284	6	214A	Naumburg fine sandy loam, 0 to 3 percent slopes	1.6	20%
284	6	22B	Colton gravelly sandy loam, 3 to 8 percent slopes	0.7	9%
284	6	22C	Colton gravelly sandy loam, 8 to 15 percent slopes	1.4	17%
284	6	76B	Marlow fine sandy loam, 3 to 8 percent slopes	0.8	10%
284	6	77C	Marlow fine sandy loam, 8 to 15 percent slopes, very stony	3.2	40%
Total				8.1	100%
Grand Total				28.3	100%

Source Water Protection Area Map

Client(s): ISABELLA MARTIN
 Location: Putnam Road and Webster Highway, Temple, NH
 Merrimack County, New Hampshire
 Approximate Acres: 28.30

Assisted By: Bill Foshier
 NH Association of Conservation Districts
 MILFORD SERVICE CENTER
 HILLSBOROUGH COUNTY CONSERVATION DISTRICT

Land Units: Tract 284, Fields 2,3,4,5,6



Prepared with assistance from USDA-Natural Resources Conservation Service

0 1505
 Feet

Practice Schedule
 PLUS





Farmland Restoration & Animals at Stepping Stones 2022

We would like to let the Temple ZBA, Planning and Select Boards know of developments in 2021 which happened at Stepping Stones which support the Agritourism Permitting with the Special Exception Application. Here is the current status of the animals at the farm and the future planning that is happening.

The owner now lives on the farm so that there is 24/7 coverage for the animals.

This past spring there have been five goats, a flock of 15 chickens, 2 miniature horses and 2 miniature donkeys. This fall we welcomed three horses to the farm. They have been the highlight of our guests' experience. Evaluations and feedback strongly indicate that they would like to have more animals at the farm.

To that end, we have completed repairs and upgrades to the Stables at the farm. We have begun restoring the pastures and repaired the fencing. We now have the total of five boarded horses, generating \$1,550 a month. We will be leasing the indoor arena to a Veterans' program called Equine Immersion Project (EIP) for the winter months for an additional income. We are confident that we will expand the boarding with two more horses in the end of winter, generating an additional \$1,100 per month. This will total \$2,650 a month. With an anticipated increase in boarding fees for 2022, we have budgeted an income of \$3,000 a month which will generate **\$36,000** in 2022.

We have an independent, licensed therapist who currently rents office space and the facilities for Equine Immersion Project (EIP). This is the name of her Equine Facilitated Mental Health practice. All of the horses and farm animals will be incorporated into the EIP with a day rate of \$50 each, \$250 for the use of the equine facilities and \$250 for the use of the Lodge or Homestead for a total of \$1,000 per day. It is confirmed that Veterans Count, a program of Easter Seals, will host 10 one day programs which will generate **\$10,000** in 2022.



Equine Immersion Project has already booked two 5-day residential programs on the farm in April and June of 2022. In collaboration with NOSTOS whose mission is to enable military personnel to transition successfully into civilian life, EIP will rent the entire facility including the Lodge, the Homestead, the Stables, the Barn, the Indoor Arena and the riding rings for a daily fee of \$3,000. Additionally, they will pay a day fee of \$50 per animal used in programming. It is expected that this will generate an additional \$250 per day. They will also hire a carriage drive each day at the rate of \$250. This totals \$3,500 per day for the 5 day, 4 night stay. The NOSTOS program will generate \$14,000 for each of the two bookings, totaling **\$28,000** in 2022.

Two of the above named horses are a driving pair. We are currently preparing them to be ready to give carriage and sleigh rides to our guests who come for a Farm Stay. We anticipate charging \$300 per sleigh or carriage ride. Our estimate is that we will do 25 rides in 2022, generating \$7,500. We also will offer the additional services to bring brides into their wedding, if so permitted! We anticipate hosting 10 such rides at \$300 each, for an additional income of \$3000. The commercial carriage/sleigh portion of the farming operation is expected to generate a total of **\$10,500** in 2022.

Traditional Farming is returning to the property in the following ways.

- In October of 2021, we applied for a grant to the US Dept. of Agriculture and the NH branch of the Natural Conservation Resource Services (NCRS) with the help of Bill Fosher. He is the Lead Conservation Planner with the NH Association of Conservation Districts. He specializes in pasture restoration and management. This request to the NCRS asks for a cost sharing partnership to remove the Invasives that currently are choking the back 15 acres of the farm. It is our intent to remove them with heavy machinery, reseed and rebuild the pasture land. We will also seek help to purchase electric fencing. We should know if we got the federal funding by spring of 2022. Soil samples have been completed and test results have been returned from UNH. Bill Fosher and his team with the NCRS have begun work on a 5 year Conservation Plan for the Stepping Stones Farm & Event Center.
- In November the owner signed up with Donna Juneau the County Executive Director of the Merrimack-Belknap-Hillsborough County office of the USDA Farm Service Agency to begin the full work of revitalizing the animal and bee production at the farm. She has led me to Andrea Bye who is the Program Technician with the NH Beginning Farmer and Rancher Coordinator of the USDA Farm Service Agency. She will be my mentor and advisor as we reestablish the farm.
- In November, I became a member of the Monadnock Beekeepers Association located at Stonewall Farm in Keene. Under the President, Amber Dewey of Rindge, NH, I will attend Bee School in February and March of 2022. I will then be assigned a mentor who will help us establish two bee hives on the property.



- These bee hives are not only intended to help with the wild population of bees but to aid in the re-establishment of healthy grasses, our flower and herb gardens, and the pear, peach and apple orchard with 12 fruit bearing trees. Our intension is to sell some of the honey and also give it as a welcome gift to our guests and for their enjoyment. Within 5 years, we hope to establish an educational Solvenian Bee House with Suzanne Brouillette of Harrisville, NH.
- Upon receipt of Cost Sharing funding from the USDA, we will begin the restoration approximately 15 acres of pasture land. We will improve the fencing for the animals while creating and maintaining walking pathway outside the pastures for the enjoyment of our guests. We will also leave some of the natural growth like milk weed, golden rod and some brush to support the wild birds and bees. Tommy Krapf of Temple and John Deline of Lyndeboro will be helping us with this portion of the farm.
- In March of 2022, we will be increasing our flock of laying hens. Our goal is to have 24 laying hens and a variety of Bantums. We will sell our eggs in a little self serve/honor system farm stand (not a Farm Store). In the future, we plan to also sell our honey, pears, apples, crab apples and peaches, generating income for the business.
- In April of 2022, we will re-introduce a small flock of sheep in the front two paddocks by the Lodge. They will be for the production of meat as well as the enjoyment of our guests. Tommy Krapf will be helping with the sheep. We intend to buy the Catadin sheep and work in collaboration with the Sartell Farm. Bill Fosher will be advising for this. We will sell this product as a Meat CSA on the farm, generating income for the business.
- In May of 2022, we will bring back pigs to the property. We have partnered with a chef, Frank Ciardelli, who has an established business and wishes to do BBQ with farm raised pigs. Bill Duffy of Laurel Ridge Farm in Ashby, MA and Wayne Johnson of A Tuckawy Farm in Greenfield are consulting us with this project. We will be buying Berkshire pigs who will also be a part of the Meat CSA on the farm, generating income for the business.
- In the fall of 2022, we hope to have produced enough apples, pears, peaches and crab apples to sell them with the honey and the eggs in our little farm stand, generating income for the business.

