

Site Walk Notes
Saturday, March 12, 2022
PID 04046-004, 49 Lawrence Road

Present: George Sioras, Elizabeth Robidoux, Mark L'Heureux, John O'Connor, David Granese, Jim MacEachern, Joe Tremper, David Clapp, David Nelson, Michael Appolo, Earl Sanford, and approximately ten abutters.

The site walk began at 9:00 a.m. Conditions were rainy, cloudy, and cold. Mr. O'Connor told the abutters this is not a public hearing, and any concerns or questions should be brought to the public hearing scheduled for Wednesday evening. Board members could ask questions of Mr. Appolo or Mr. Sanford.

Mr. Sanford outlined the area intended for the expanded entrance off Lawrence Road. The existing driveway will be expanded toward the existing sign and four new paved spaces will be added in front of the sign as one looks toward the home and the garage used for the winery operation. New spaces will be added in the area of the existing parking. The dug well will be retained and used for irrigation. They will create a paved apron and the driveway will no longer be "Y" shaped. There will be one single point of entry or exit off Lawrence Road. Vines will be cut back to the yellow tape to allow for the grassed parking area for overflow parking. The plan does state the grass will need to be kept in good condition. Mr. Sanford noted they had an example of the proposed mesh to be used on the grass area; what is provided as a sample is thinner than what is proposed. The cherry tree in the driveway area will be removed but the spruce and bushes in front of them will remain.

The existing garage has three overhead doors which will remain. The new structure will be constructed to the left side of the building. It will mostly be closed in. An indoor restroom will be added. All deliveries will come through the main entrance. Mr. Appolo noted the existing porta-potty and explained the septic truck has driven over the lawn for years to access the porta-potties and there has been very little repair done to the lawn. There is one small wet area. Mr. Sanford said he believed if the grassed parking area was used three times a week it would stand up and be okay; it would be different if it was to be driven over 20 times per day. The wine production is the main activity on site.

Mrs. Lampes, an abutter, handed out information to some of the Board members with regard to the agricultural RSAs and an article about farming. A copy was retained for the record.

Mr. Sanford noted the second entrance to the property off Duck Pond Road. This entrance is under discussion. It had been suggested as a loop for safety, but fire trucks etc., can be accommodated from Lawrence Road. Mr. O'Connor stated this will be discussed further at the hearing. Mr. Appolo advised the basement of the barn is used for storage of the wine product. Mr. O'Connor asked who lived across Duck Pond Road. The residences were pointed out, as well as the location of the pond and the Dionne's home. The Dionne's live behind Mr. Appolo with some vines and a part of the proposed grass parking area on their lot.

Mr. L'Heureux said he has no issue with the agricultural portion of the business but is concerned about the other activities such as social gatherings, weddings, and other the activities on the lot other than wine production. Mr. O'Connor believed the weddings might fall under the "activity" definition of Agritourism. Mr. L'Heureux noted the other activities occurring on the lot impact the parking.

Mr. Sanford pointed out the bush located just behind the garage. This area will be the location of the twin rain gardens which will assist in mitigating the stormwater from the additional impervious surface to the front of the lot. All of the drainage leads to a culvert. There will be zero net increase in runoff from this project. There will be a 4 foot pathway constructed in this location; he pointed out the pathway is not ADA compliant in this location. It is possible they will use pavers for the material; that has been accounted for in their drainage calculation. Mr. MacEachern noted that the details of the construction of the walkway need to be on the plan as a construction detail. The walkway should be described structurally. Mr. Sanford stated the ADA ramp will come from the new addition and lead down to the Crush Pad. The Crush Pad is an open surface with a pergola over it.

Mr. Appolo noted the proposed covered porch which is part of the addition. The porch will hold the majority of seating for wine tastings. This will not be enclosed. The new building will extend from the back of the garage out to the area located between the 2nd and 3rd post of the Crush Pad (on the left as one looks at it from the garage). It will wrap around toward the compost area and doubles the size of the garage. Mr. MacEachern placed orange chairs to mark the two back corners as the area had not been staked out. Mr. Sanford said the addition will account for the bulk of the impervious surface. It was noted the improvements were planned to protect the large spruce tree in the yard, which has some significance. They will protect it with a small berm which will require a small amount of excavation. This creates a basin for the rainwater. The drainage will lead to the new detention basin. The septic system is being reconstructed on the other side of the large spruce tree. The well radius needed to be increased from 75 feet to 100 feet from the septic system.

Mr. Nelson inquired as to the cement covers in the area of the septic system. The smaller one is the cover for the existing septic tank. The larger one to the right is the cover to the composting pit. It used to be a cistern but is now dry.

Mr. Nelson asked about the vines that are close to the road near the corner of Duck Pond and Lawrence. Has Mr. Appolo noted any impact to those vines from the roadway? Mr. Sanford believed if vines were planted after impervious surface is placed, the runoff could affect the roots. Mr. Appolo stated the vines are 7 feet from the edge of pavement for the roadway. Mr. Nelson asked if there has been any difference in yield on those vines as opposed to vines located elsewhere. Mr. Appolo stated they lose some of the vines because of the salt from the road. They replant and it takes 3 years for the vines to be productive.

Mr. L'Heureux reiterated he is concerned about the proposed parking, taking into account the various uses on the site. Mr. O'Connor said that can be discussed at the public hearing.

The site walk ended at 9:26 a.m.