

Planning Department March 2, 2022

APPLICANT: Appolo Vineyards

DEVELOPER: Michael Appolo

PROJECT: Appolo Vineyards

LOCATION: Parcel ID 06046-004, 49 Lawrence Road

PURPOSE: The purpose of this plan is for an expansion of the existing agrotourism business. Proposed is an addition to the existing garage (winery/bottling) building with seasonal and winter only parking areas proposed. The property is located in the Low-Medium Density Residential District.

TOWN DEPARTMENT SIGNATURES: All departments have signed the plan with the exception of the Public Works Department. Public Works will provide input at the meeting for the reason for not signing the plan as it relates to paved parking versus reinforced green grass and netting on the green seasonal parking area.

WAIVERS: See letter dated February 16, 2022, from Sandford Surveying and Engineering.

LDCR-Section 170.63.A.5-requiring that all drives and parking areas shall be paved.

LDCR-Section 170-61.A.34-allow Planning Board to accept application that is missing a Department signature.

STATE PERMITS: NA.

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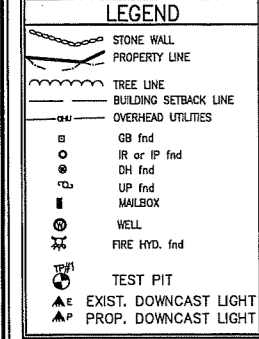
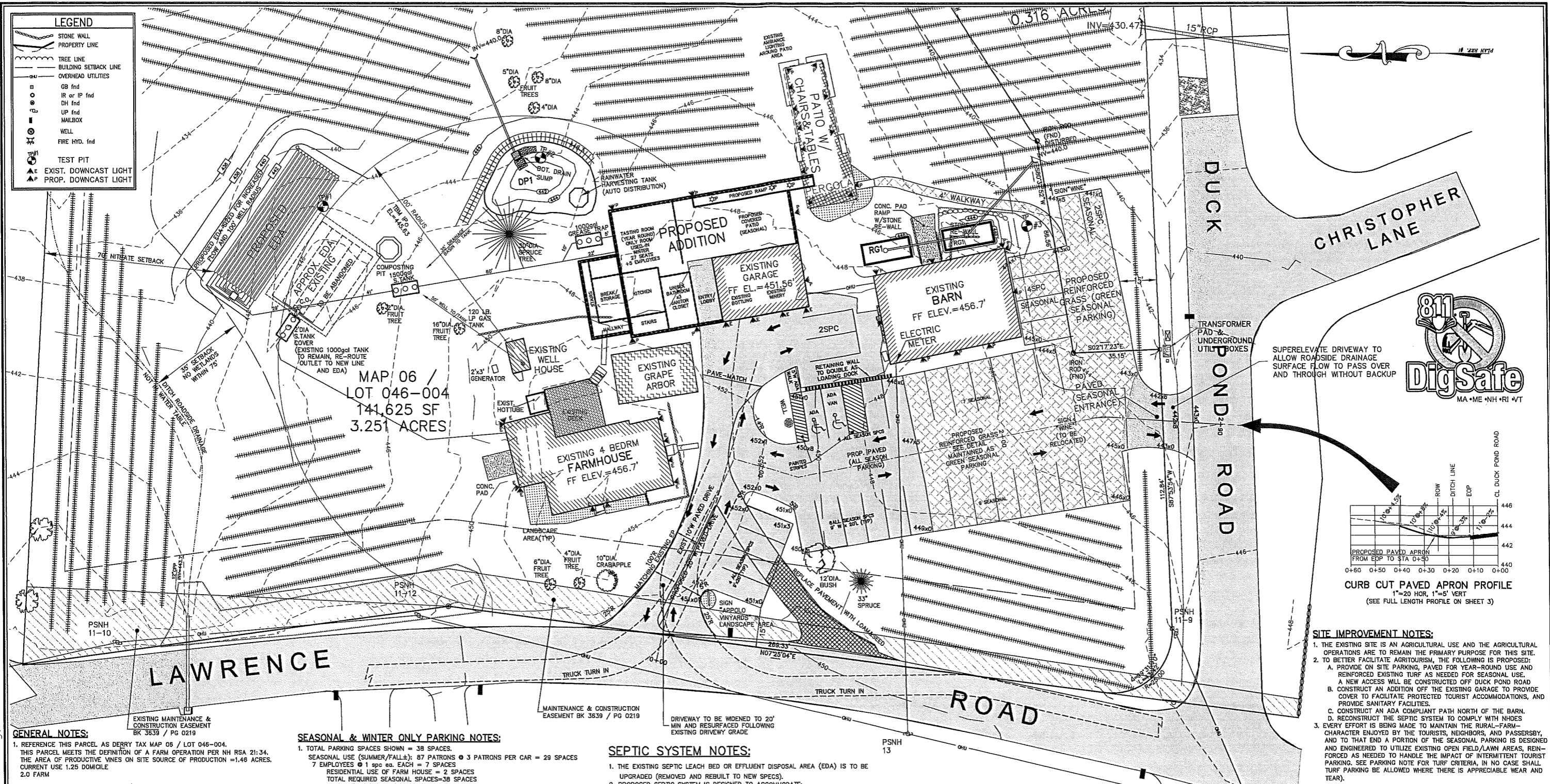
RECOMMENDATION: Overall, staff would recommend approval of the site plan application. However, we would recommend the Board have a site visit and continue the plan to the March 16th meeting. This would allow the Planning Board to observe in the field the proposed parking area. We had a similar situation last Fall with the Siragusa site plan on South Main Street and the parking area and the Board did a site walk. This also would allow the applicant to address some of the technical items noted in the staff report. Staff will make a recommendation on the waivers after discussion and a site walk. We would advise the Planning Board to accept jurisdiction of the plan which allows the applicant to continue to move forward.

BY:

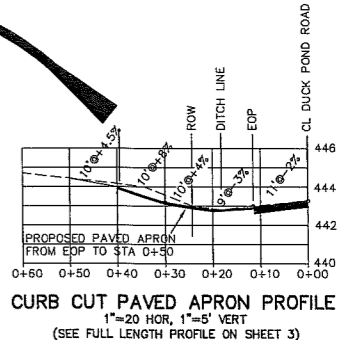
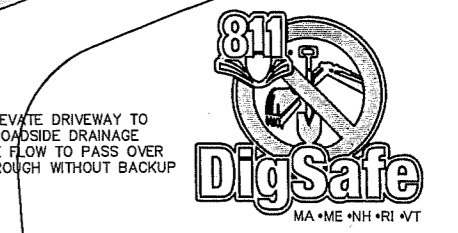


George H. Sioras, Planning Director

S:\land projects 3\APP02E21029\dwg\APP02E21029.dwg, 2/15/2022 11:48:32 AM, SHARP MX-3071 PCL6, 1:2, Sandford Surveying & Engineering, P4-25 Lori



MAP 06 /
LOT 046-004
141,625 SF
3.251 ACRES



- SITE IMPROVEMENT NOTES:**
1. THE EXISTING SITE IS AN AGRICULTURAL USE AND THE AGRICULTURAL OPERATIONS ARE TO REMAIN THE PRIMARY PURPOSE FOR THIS SITE.
 2. TO BETTER FACILITATE AGRITOURISM, THE FOLLOWING IS PROPOSED:
 - A. PROVIDE ON SITE PARKING, PAVED FOR YEAR-ROUND USE AND REINFORCED EXISTING TURF AS NEEDED FOR SEASONAL USE. A NEW ACCESS WILL BE CONSTRUCTED OFF DUCK POND ROAD.
 - B. CONSTRUCT AN ADDITION OFF THE EXISTING GARAGE TO PROVIDE COVER TO FACILITATE PROTECTED TOURIST ACCOMMODATIONS, AND PROVIDE SANITARY FACILITIES.
 - C. CONSTRUCT AN ADA COMPLIANT PATH NORTH OF THE BARN.
 - D. RECONSTRUCT THE SEPTIC SYSTEM TO COMPLY WITH NHDES.
 3. EVERY EFFORT IS BEING MADE TO MAINTAIN THE RURAL-FARM CHARACTER ENJOYED BY THE TOURISTS, NEIGHBORS, AND PASSERSBY, AND TO THAT END A PORTION OF THE SEASONAL PARKING IS DESIGNED AND ENGINEERED TO UTILIZE EXISTING OPEN FIELD/LAWN AREAS, REINFORCED AS NEEDED TO HANDLE THE IMPACT OF INTERMITTENT TOURIST PARKING. SEE PARKING NOTE FOR TURF CRITERIA, IN NO CASE SHALL TURF PARKING BE ALLOWED WHERE THERE IS APPRECIABLE WEAR AND TEAR.

- GENERAL NOTES:**
1. REFERENCE THIS PARCEL AS DERRY TAX MAP 06 / LOT 046-004. THIS PARCEL MEETS THE DEFINITION OF A FARM OPERATION PER NH RSA 21:34. THE AREA OF PRODUCTIVE VINES ON SITE SOURCE OF PRODUCTION = 1.48 ACRES. CURRENT USE 1.25 DOMICILE 2.0 FARM
 2. OWNER OF RECORD: MICHAEL A. APPOLO, III 49 LAWRENCE ROAD DERRY, NH 03038 R.C.R.D. BK 3839 / PG 218 (08/31/2001)
 3. TOTAL AREA OF MAP 06 / LOT 046-004 = 141,697 SF OR 3.253 ACRES
 4. ZONED: LMDR-LOW/MED DENSITY RESIDENTIAL MINIMUM LOT SIZE: 2.0 ACRES (SOILS BASED LOT SIZING) MINIMUM FRONTAGE: 150 FEET MINIMUM YARDS: FRONT = 35 FEET, SIDE AND REAR = 15 FEET WETLAND SETBACK: 75 FEET > 1 ACRE / 35 FEET < 1 ACRE.
 5. THE PURPOSE OF THIS PLAN IS TO PROPOSE AN ADDITION TO THE EXISTING GARAGE TO EXPAND THE SITES AGRITOURISM BUSINESS.
 6. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLANS OF RECORD AND ACTUAL FIELD SURVEY MADE ON THE GROUND.
 7. PARCEL IS SERVICED BY ON-SITE WELL AND SEPTIC SYSTEM (E.D.A.).

- SEASONAL & WINTER ONLY PARKING NOTES:**
1. TOTAL PARKING SPACES SHOWN = 38 SPACES. SEASONAL USE (SUMMER/FALL±): 87 PATRONS @ 3 PATRONS PER CAR = 29 SPACES 7 EMPLOYEES @ 1 spc ea. EACH = 7 SPACES RESIDENTIAL USE OF FARM HOUSE = 2 SPACES TOTAL REQUIRED SEASONAL SPACES=38 SPACES WITH 1 ADA-VAN&ADA-STANDARD TOTAL PROVIDED SEASONAL SPACES=38 SPACES (16 PAVED+22 REINF. GRASS) WITH 1 ADA-VAN&ADA-STANDARD ALL SEASON USE (PAVED): 27 PATRONS @ 3 PATRONS PER CAR=9spcs 5 EMPLOYEES @ 1 SPACE EACH = 5spcs RESIDENTIAL USE OF FARM HOUSE = 2spcs TOTAL REQUIRED WINTER/ALL SEASON SPACES=16spcs WITH 1 ADA-VAN TOTAL PROVIDED WINTER/ALL SEASON SPACES=16spcs WITH 1 ADA-VAN&ADA-STANDARD
 2. THE ADDITIONAL PAVED AREA FOR ALL SEASON PARKING IS 4300sf, THE GRASS REINFORCED PARKING AREA IS 7700sf. THIS PARKING AREA IS LESS THAN 18% OF THE THE GROWING AREA FOR THE VINES ALONE. THE VINES GROWING AREA IS 1.74 ACRES OR 757,944sf
 3. PARKING ATTENDANTS ARE TO BE UTILIZED ONCE MORE THAN 50% OF PATRON CAPACITY IS REACHED ON TURF. WHERE FIELDS OR LAWNS ARE USED FOR TEMPORARY PARKING, THE USE AND FREQUENCY SHALL BE SUCH THAT VEGETATION IS MAINTAINED IN GOOD STABLE CONDITION. IN THE EVENT OF RAIN OR OTHER DESTABILIZING INFLUENCES THAT RESULT IN TIRES CAUSING RUTS OR OTHER DEGRADATION TO THE TURF, THE PARKING AREA TURF SHALL BE RESTORED WITHIN 5 DAYS, AND IN NO CASE SHALL PARKING ON TURF BE ALLOWED WHERE THERE IS APPRECIABLE WEAR AND TEAR.
 4. THE PROPOSED ENTRANCE NORTH OF THE BARN WILL NEED AN APPROVED NEW CURB CUT.

- SEPTIC SYSTEM NOTES:**
1. THE EXISTING SEPTIC LEACH BED OR EFFLUENT DISPOSAL AREA (EDA) IS TO BE UPGRADED (REMOVED AND REBUILT TO NEW SPECS).
 2. PROPOSED SEPTIC SYSTEM IS DESIGNED TO ACCOMMODATE: 4 BEDROOMS = 600gpd 7 EMPLOYEES * 20=140gpd 81 EVENT SEATS AT 7gpd=567gpd (USING METERED READINGS FROM LABELLE WINERY RATHER THAN BOOK VALUES WHICH ARE 12gpd PER SEAT) 50gpd OF WASH WATER IS GENERATED FROM BOTTLING OPERATION AND IS TO BE USED FOR IRRIGATION AND NOT PUT INTO THE SEPTIC SYSTEM (EXISTING PROCEDURE THAT IS TO CONTINUE). ALL PULP AND BY PRODUCTS ARE TO BE COMPOSTED AND USED FOR FERTILIZER, PRETREATMENT NOT NEEDED. 0gpd USED FOR IRRIGATION (DRY FARMING OPERATION)
 3. WINERY KITCHEN FOOD SERVICE IS SOLELY FOR FUNCTION ROOM SERVING. "FUNCTION ROOM" FOR THIS APPLICATION IS COMPRISED OF: 27 SEATS IN HEATED YEARROUND WINE TASTING ROOM, PLUS UNHEATED SEASONAL PATIO SEATING FOR 59 PATRONS, 87 TOTAL SEATS MAX.)
 4. SYSTEM SIZED FOR 1349 GALLONS PER DAY BASED ON:
 - A. FOR FUNCTION ROOM SEATS USE METERED READINGS FROM SIMILAR USE AT LABELLE WINERY IN AMHERST NH.
 - B. FOR EMPLOYEES AND RESIDENTIAL SEPTIC FLOW USE NHDES BOOK VALUES.
 5. PROTECTIVE WELL RADIUS REQUIRED=100' (REQ'D FOR Q>750 UP TO 1440gpd)
 6. NITRATE SETBACKS REQUIRED = 70 DOWNGRADIENT, 35 SIDE, 18 UPGRADIENT
 7. WATER METER IS TO BE INSTALLED TO MONITOR CONSUMPTION. SEATS MAY BE EXPANDED IF WATER METER SHOWS LESS USAGE THAN NHDES BOOK VALUE
 8. THIS DESIGN OPTION REQUIRES THE OLD SYSTEM TO BE ABANDONED AND ALL SEPTIC FLOWS COMBINED INTO ONE NEW EDA SIZED FOR 1349gpd, PER THE FOLLOWING: PERCOLATION RATE (DESIGN) = 4 MIN/INCH (SIZED FOR 12 MIN/INCH PER ENVIRO) EDA SIZE PER ENVIROSEPTIC NEW HAMPSHIRE STATE ATTACHMENT: 60 LINEAR FEET REQUIRED FOR 100 GPD FLOW (1,349/100) x 80 = 810 LINEAR FEET REQUIRED (MIN.) USING BOOK VALUES

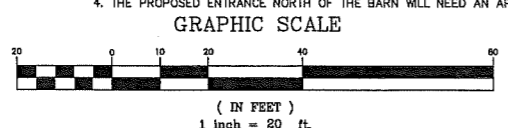
SEPTIC LOT LOADING CAPACITY:

SOIL LABEL NAME	SOIL SLOPE	SOIL GROUP	SOIL FACTOR	SOIL AREA	DEDUCT FOR WELL	LOT LOADING CONTRIBUTION*
44B MONTAUK F.S.L	3 to 8%	3	1.80	2,551ac	0.721ac	2288gpd
44C MONTAUK F.S.L	8 to 15%	3	1.78	0.484ac	0.000ac	550gpd
446B SCITUATE						
547B WALPOLE V.F.S.L	3 to 8%	3/3	1.60	0.128ac	0.000ac	160gpd
TOTAL			3.00	0.083ac	0.000ac	55gpd
*=(LOT AREA x 2000) / SOIL FACTOR						3053gpd

SUMMARY: LOT CAPACITY WITH DEDUCT FOR 100' RADIUS WELL = 3053gpd

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2-01-2022	ENTRANCE MODIFIED, TRC COMMENTS ADDRESSED	EJS



SITE PLAN
AGRITOURISM FACILITY IMPROVEMENT
MAP 06 / LOT 046-004
PREPARED FOR
APPOLO VINEYARDS
49 LAWRENCE ROAD & DUCK POND ROAD
TOWN OF DERRY
ROCKINGHAM COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-8604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: EJS	CADD: LPN	PROJ: APP02E21029
CONTACT: MIKE APPOLO	CHK BY: EJS	DWG#: APP02E21029
SCALE: 1" = 20'	DATE: 9-26-2021	SHEET 2 OF 7