

Planning Department, October 20, 2021

APPLICANT: LaBelle Winery, LLC

DEVELOPER: Same

PROJECT: LaBelle Winery Vineyard & Barn

LOCATION: Parcel ID 15002, 48 Conley's Grove Road

PURPOSE: The purpose of this plan is for a 3,580 square foot wine barn located at the LaBelle Winery property in the General Commercial District.

TOWN DEPARTMENT SIGNATURES: All town departments have reviewed and signed the plan with the exception of the Fire Department. Fire Inspector David Eastman will provide follow-up comments upon discussion with the State Fire Marshall's Office.

WAIVERS: None Requested.

STATE PERMITS: NA

RECOMMENDATION: Staff would recommend approval of the site plan application.

BY:

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George H. Sioras, Planning Director

Staff Report

Derry, New Hampshire

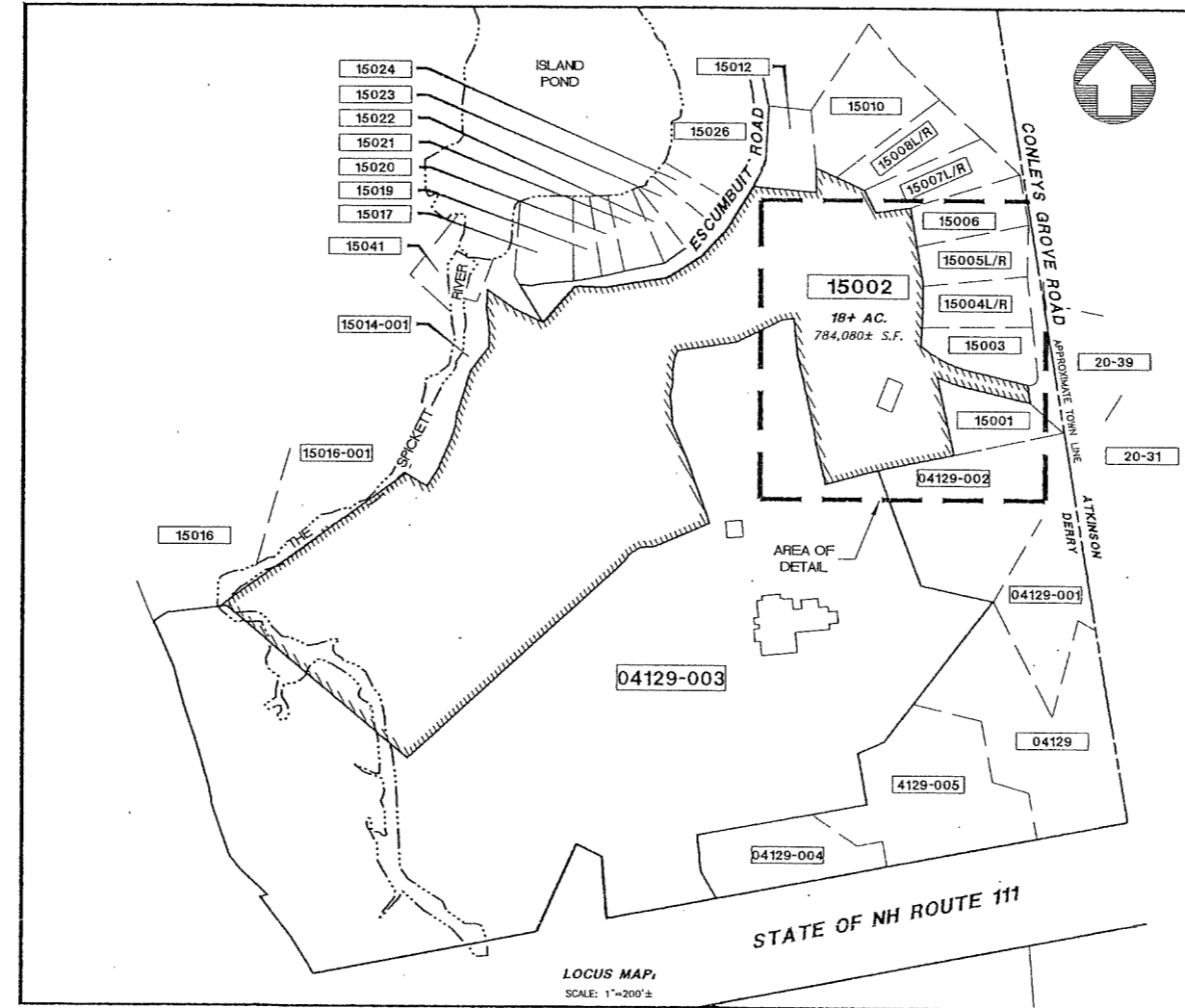
# SITE PLAN OF LAND: LABELLE WINERY VINEYARD & BARN

**EXISTING CONDITIONS NOTES:**

1. THE OWNER OF RECORD OF TAX MAP 15 / LOT 2 (THE LOT) IS VINEYARD PROPERTIES, LLC, 345 NH ROUTE 101, AMHERST, NH 03101. SEE RCRD VOL.6205, PG.983 DATED 12/7/2020.
2. THE LOT IS LOCATED IN THE LOW DENSITY RESIDENTIAL (LDR). AREA & DIMENSIONAL REQUIREMENTS INCLUDE: 3 ACRES (SUBJECT TO SOILS BASED SIZING), 200' OF FRONTAGE & WIDTH AND YARD DEPTHS OF 35' FRONT & 15' SIDE/REAR. THE LOT IS SUBJECT TO OVERLAY ZONES WHICH MAY NOT BE SHOWN OR NOTED HEREON.
3. THE BOUNDARY OF THE LOT IS DEPICTED PER THE REFERENCE PLANS NOTED HEREON AND IS NOT THE RESULT OF A PRECISE DETERMINATION BY THIS OFFICE. ORIENTATION IS PER REFERENCE PLAN #3.
4. THE EXISTING CONDITIONS TOPOGRAPHY SHOWN IN THE VICINITY OF THE PROPOSED IMPROVEMENTS IS PER FIELD SURVEY PERFORMED BY THIS OFFICE ON DECEMBER 16, 2020 & JANUARY 7 2021, WITH ADJACENT DETAIL SUPPLEMENTED BY WEB BASED GIS AND AERIAL DATA. VERTICAL DATUM IS NGVD29.
5. WETLANDS WERE DELINEATED BY SPENCER C TATE, CERTIFIED WETLAND SCIENTIST ON DECEMBER 3, 2020 IN ACCORDANCE WITH THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT.
6. TEST PITS WERE LOGGED BY SPENCER C TATE, PERMITTED SEPTIC DESIGNER ON DECEMBER 22, 2020 AND INDICATE THE SITE IS SUITABLE FOR THE PROPOSED EFFLUENT DISPOSAL.
7. SOIL TYPES ARE PER NATIONAL COOPERATIVE SOIL SURVEY (NRCS) WEB SOIL SURVEY.
8. SITE LIES IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FLOOD MAP #33015C0552E, EFFECTIVE DATE 5/17/2005.
9. THE LOT IS CURRENTLY USED AS A GOLF COURSE, DRIVING RANGE & CHIP & PUTT AREA WITHOUT BUILDINGS (IT WAS FORMERLY UTILIZED AS A SINGLE FAMILY RESIDENTIAL LOT).

**PROPOSED CONDITIONS NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED BARN AND REQUIRED INFRASTRUCTURE TO SUPPORT THE PENDING AGRICULTURAL VINEYARD ON TAX MAP 15 / LOT 2 (THE LOT).
2. THIS PLAN IS PREPARED FOR LABELLE WINERY, WHO OPERATES THE RELATED FACILITY ON THE ADJUTING PROPERTY KNOWN AS TAX MAP 4 / LOT 129-3 (WHICH IS UNDER COMMON OWNERSHIP WITH THE LOT).
3. THE BARN WILL BE SERVED BY:
  - a. A 20' WIDE ACCESS DRIVE FROM CONLEY'S GROVE ROAD IN ACCORDANCE WITH NFPA, CHAPTER 1. A SIGN INDICATING "PRIVATE DRIVE - NO PARKING" SHALL BE INSTALLED.
  - b. AN ON-SITE INDIVIDUAL EFFLUENT DISPOSAL SYSTEM (PRELIMINARY DESIGN SHOWN).
  - c. UNDERGROUND WATER SUPPLY FROM PRIVATE WELLS ON TAX MAP 4 / LOT 129-3.
  - d. UNDERGROUND ELECTRIC & COMMUNICATIONS FROM TAX MAP 4 / LOT 129-3.
  - e. EMPLOYEE AND GUEST PARKING WILL BE PROVIDED BY EXISTING SPACES ON TAX MAP 4 / LOT 129-3 AND ACCESSED VIA THE EXISTING AND PROPOSED CART PATH CONNECTION. NO ADDITIONAL GUESTS ARE PROPOSED, SO NO ADDITIONAL PARKING CALCULATIONS ARE PROVIDED.
4. THE ARCHITECTURAL LAYOUT & DETAILS OF THE BARN ARE SUBJECT TO CHANGE - SEE FINAL PLAN SET TO BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
5. STORMWATER IS DESIGNED TO SHEET FLOW TO AN EXISTING AND PROPOSED DRAINAGE SYSTEM, WHICH WILL OUTLET INTO A PROPOSED DETENTION BASIN WITH OUTLET STRUCTURE AND RIPRAP SPILLWAY AS SHOWN. NO BASIN LINER IS REQUIRED OR PROPOSED.
6. IN ADDITION TO BARN LANDSCAPING SHOWN, A RAISED LANDSCAPE BERM WITH PLANTINGS WILL BE INSTALLED AS BOTH A VISUAL AND SOUND BUFFER FOR THE ADJACENT ABUTTERS.
7. NO STATE OF NEW HAMPSHIRE PERMITS OR APPROVALS OTHER THAN A SUBSURFACE BUREAU SEPTIC APPROVAL ARE REQUIRED AT THIS TIME.
8. THE MAJORITY OF THE DRIVING RANGE AND REMAINING CHIP & PUTT AREA IS INTENDED TO BECOME A WINERY VINEYARD.
9. WHILE THE PROPOSED CISTERN IS SIZED FOR UP TO 25,000 GALLONS, THE FINAL CISTERN SIZE/CAPACITY & DETAILS WILL BE COORDINATED WITH THE FIRE DEPARTMENT AND BECOME PART OF THE BUILDING PERMIT.



**REFERENCE PLANS:**

1. "SITE OVERVIEW PLAN - BROOKSTONE PARK GOLF COMPLEX - ROUTE 111, DERRY, NH 03038", SCALE: VARIES, DATED: 09/16/02 (LAST REVISION 07/08/03), PREPARED BY SFC ENGINEERING PARTNERSHIP, INC. AND ON FILE AT THE TOWN OF DERRY, NH PLANNING DEPARTMENT.
2. "AS-BUILT SITE DEVELOPMENT PLAN - BROOKSTONE PARK MINIATURE GOLF - ROUTE 111, DERRY, NH 03038", SCALE: 1=40', DATED: 03/03/2006, PREPARED BY SFC ENGINEERING PARTNERSHIP, INC. AND RECORDED AS RCRD PLAN # 800-L-762.
3. "SUBDIVISION PLAN - OVERVIEW - BROOKSTONE PARK GOLF COMPLEX - ROUTE 111, DERRY, NH", SCALE: VARIES, DATED: 11/10/2003, PREPARED BY SFC ENGINEERING PARTNERSHIP, INC. AND RECORDED AS RCRD PLAN # D-31292.

**SHEET INDEX:**

1. COVER
2. EXISTING CONDITIONS PLAN
3. P-1 - OVERVIEW SITE PLAN
4. P-2 - DETAILED SITE PLAN
5. P-3 - FIRE ACCESS DRIVE PLAN AND PROFILE
6. P-4 - SIGHT DISTANCE PLAN AND PROFILE
7. D-1 - CONSTRUCTION AND DRAINAGE DETAILS
8. D-2 - EROSION CONTROL AND LIGHTING DETAILS

APPENDIX:  
ARCHITECTURAL DETAILS

**DESIGN TEAM:**



LAND OF:  
**VINEYARD PROPERTIES, LLC**

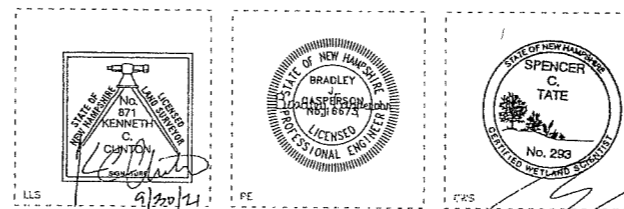
#48 CONLEY'S GROVE ROAD  
TAX MAP 15 LOT 2  
DERRY, NEW HAMPSHIRE

MARCH 4, 2021

**OWNER'S SIGNATURE:**

*[Signature]* 10-6-21  
OWNER OF TAX MAP 15 LOT 2 DATE

**MERIDIAN DESIGN PROFESSIONALS:**



**APPROVED BY THE DERRY PLANNING BOARD**

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_ AND \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

**TRC SIGNATURES:**

*[Signature]* 10/4/21  
PUBLIC WORKS DIRECTOR DATE

*[Signature]* 7-30-21  
CODE ENFORCEMENT OFFICER DATE

DERRY FIRE DEPARTMENT DATE

NA

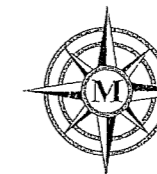
CONSERVATION COMMISSION CHAIR DATE

*[Signature]* 10-1-21  
POLICE DEPARTMENT DATE



Design Group.

530 Harrison Ave.  
Boston, Massachusetts 02218  
617.345.9323 p  
617.330.7980 f

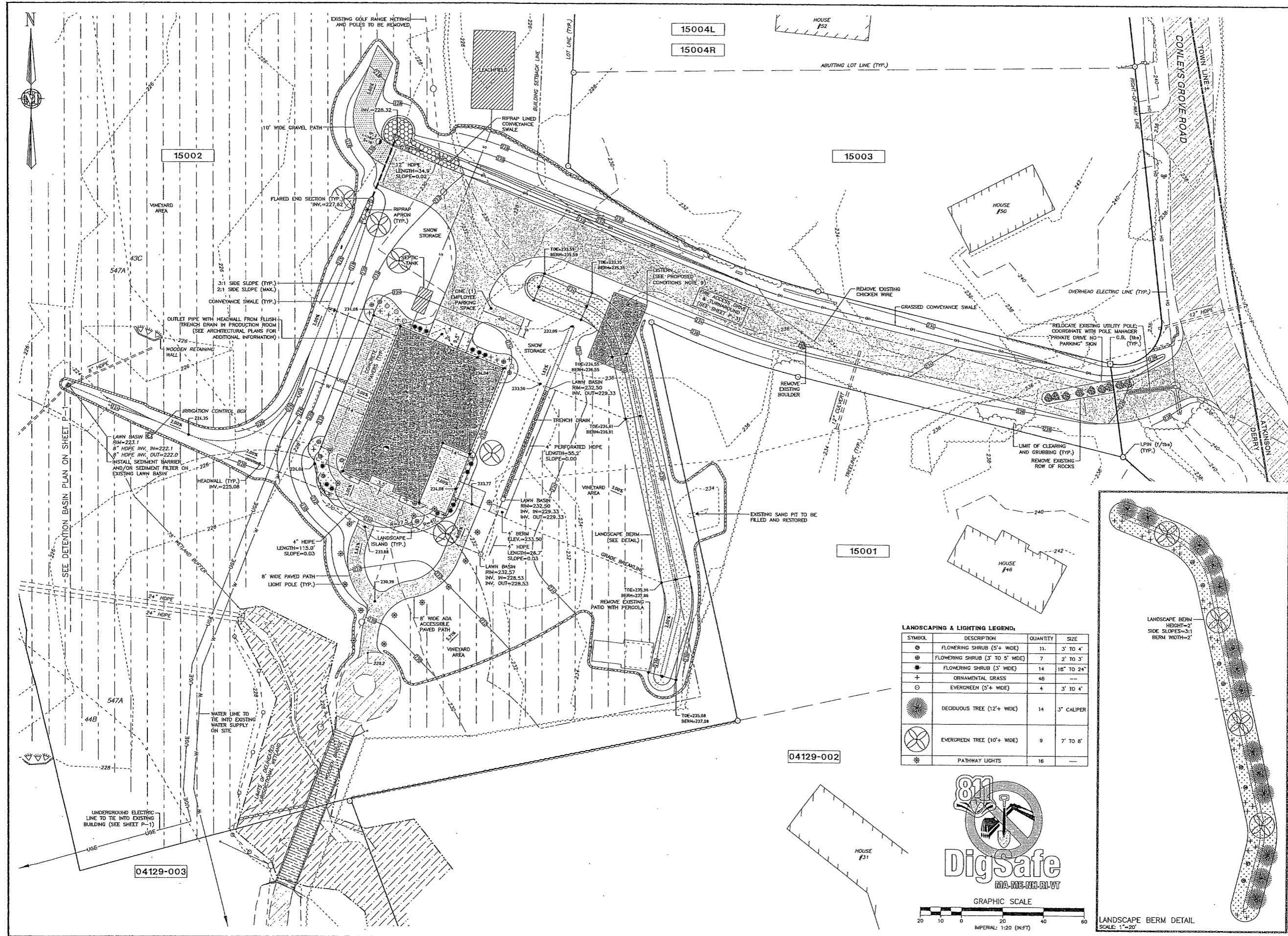


**MERIDIAN**  
LAND SERVICES, INC.

ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN  
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441  
MERIDIANLANDSERVICES.COM FAX: 603-673-1584

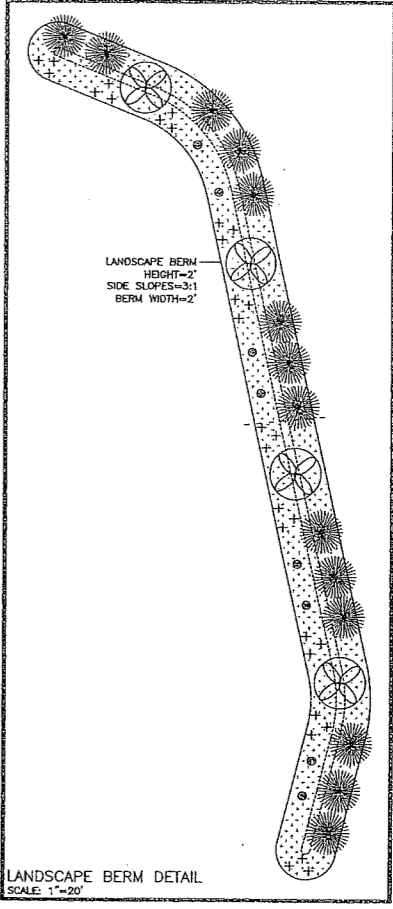
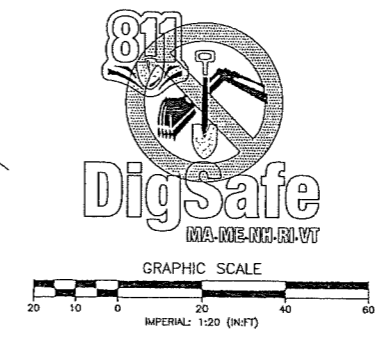
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D					
C	9/30/21	TRC RESUBMISSION		WJR	KCC
B	9/2/21	TRC RESUBMISSION		WJR	KCC
A	4/15/21	ADDRESS TRC COMMENTS		WJR	KCC

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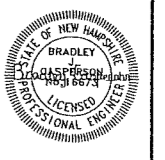


**LANDSCAPING & LIGHTING LEGEND:**

SYMBOL	DESCRIPTION	QUANTITY	SIZE
⊗	FLOWERING SHRUB (5'+ WIDE)	11	3' TO 4'
⊕	FLOWERING SHRUB (3' TO 5' WIDE)	7	2' TO 3'
⊗	FLOWERING SHRUB (3' WIDE)	14	18" TO 24"
+	ORNAMENTAL GRASS	48	---
○	EVERGREEN (5'+ WIDE)	4	3' TO 4'
⊗	DECIDUOUS TREE (12'+ WIDE)	14	3" CALIPER
⊗	EVERGREEN TREE (10'+ WIDE)	9	7' TO 8'
⊕	PATHWAY LIGHTS	16	---



**MERIDIAN**  
 LAND SERVICES, INC.  
 ENGINEERING | SURVEYING | PERMITTING  
 SOIL & WETLAND MAPPING | GEOTECH DESIGN  
 MERIDIAN@GSECONY.COM TEL: 603-431-4141



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9	9/30/21	TRC RESUBMISSION
10	10/1/21	TRC RESUBMISSION
11	4/15/21	ADDRESS TAG COMMENTS

DETAILED SITE PLAN

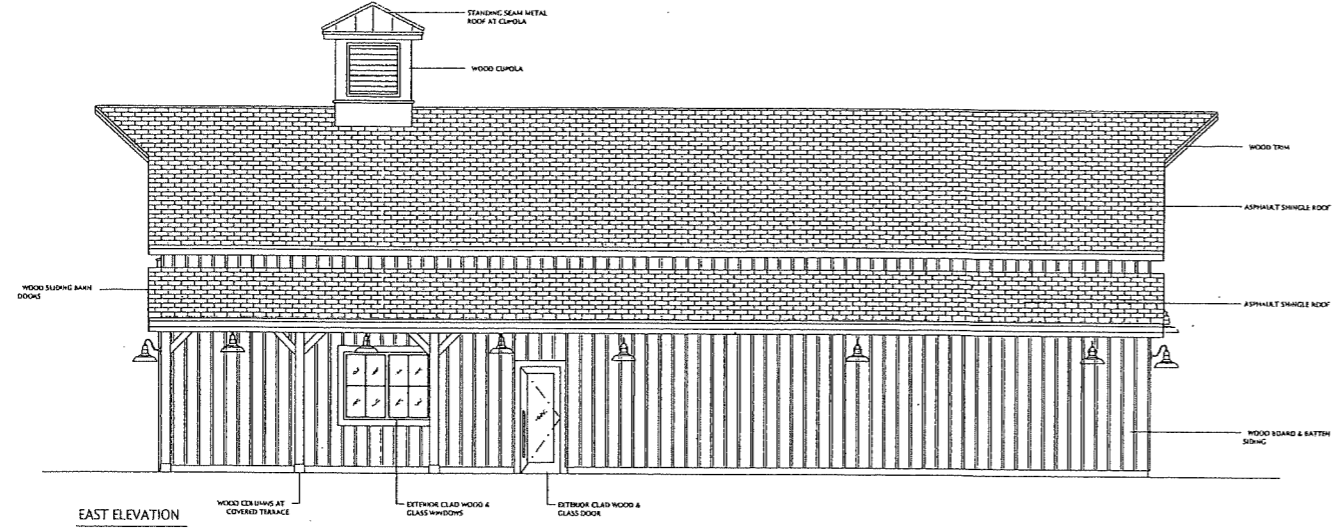
MARCH 4, 2021

LABELLE WINERY VINEYARD & BARN  
 48 CONLEYS GROVE ROAD  
 TAX MAP 15 LOT 2  
 DERRY, NEW HAMPSHIRE

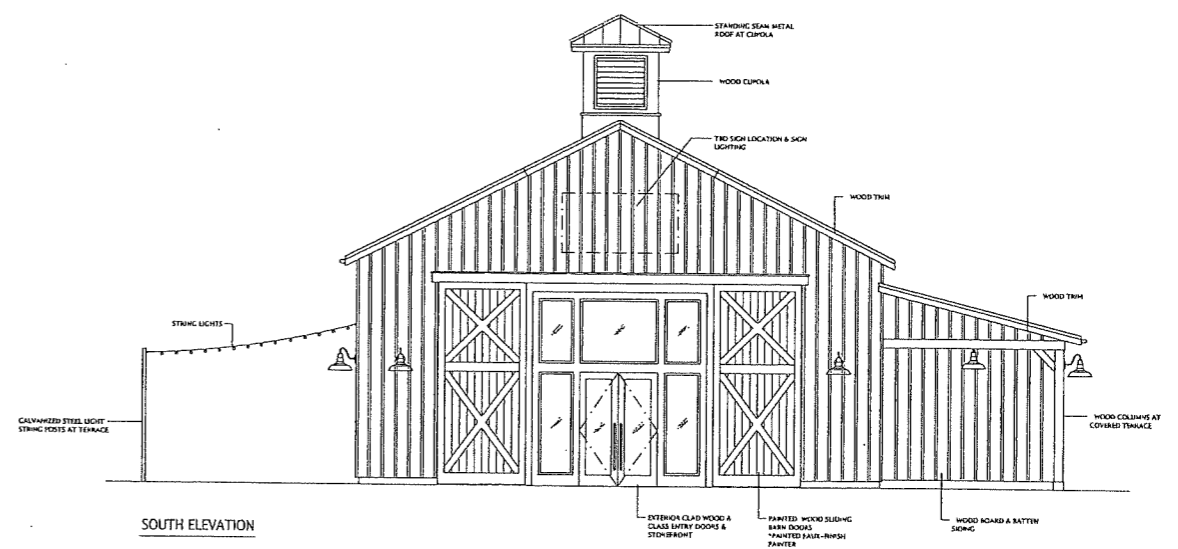
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**P-2**  
 SHEET

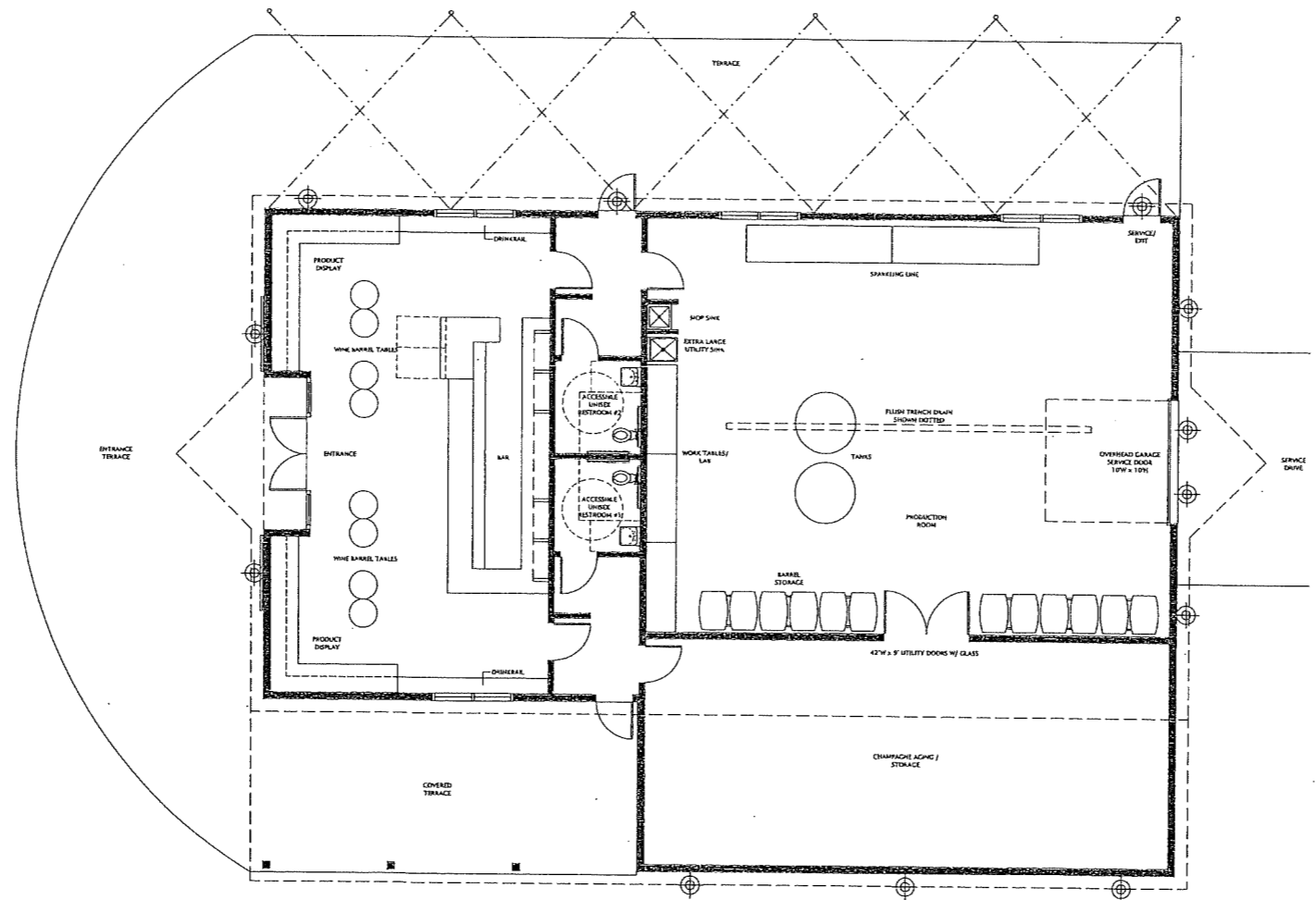
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EAST ELEVATION



SOUTH ELEVATION

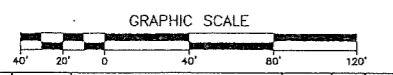


ARCHITECTURAL DETAILS PER:

**Niemitz Design Group**  
 Restaurant Hospitality Entertainment  
 530 Harrison Ave  
 Boston, Massachusetts 02218  
 617-345-9323 p  
 617-330-7980 f

ARCHITECTURAL DETAILS  
**LABELLE WINERY VINEYARD & BARN**  
 TAX MAP 15 LOT 2  
 DERRY, NEW HAMPSHIRE  
 SCALE: NOT TO SCALE MARCH 4, 2021

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 LAND SERVICES, INC.  
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 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
 MERIDIANLANDSERVICES.COM FAX 603-673-1584



REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C	9/30/21	TRC RESUBMISSION		MJR	KCC
B	9/2/21	TRC RESUBMISSION		MJR	KCC
A	4/15/21	ADDRESS TRC COMMENTS		MJR	KCC

REVISED 9/28/2021 8:51 AM BY: MJR  
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