

Building a Production Barn

04/27/2020

Averill House Vineyard
21 Averill Road
Brookline NH 03033

We ask for the Board to approve an additional barn for production and inventory storage of wine.

We plan to build a temperature controlled 24x28 barn structure to house the Fermentation tanks and bottled wine. Then we will transition the production out of the 1830's barn into the new production barn, allowing us to expand the entire area for tastings, safely increasing space between patrons.

We are excited to reach our 3000 gallon mark of production for 2020 and look forward to bottling it in 2021. This expansion is critical for online shipping and wholesale. In 2021 we plan on 5000 gallons of production or roughly 25,000 bottles.

In 2019 with your approval we expanded to use the entire vineyard for an outdoor tasting room. We have met the State Liquor commissions strict guidelines and received an updated license. To host patrons we added one gazebo and plan to rebuild an existing spring house/gazebo and add another.

The Vineyard winery premise consist of one building, the Barn located approximately 54 feet West from Averill Road. The Barn consist of two floors and a loft. The first floor exterior is 29' x 34'. The south side of the barn is currently for wine production, 14' x 25'. Once the new production barn is built the south side will join the north side as one large tasting room. The cellar has a poured concrete floor, stone walls and seven foot ceiling with a four foot cellar entrance. The Cellar interior is 25' by 22.5' with a single 4' by 6' door. The Barn cellar is for an aging room and Bonded storage area.

The new production barn will compliment the design of the current barn, detached behind the main Farmhouse/residence, roughly a 24 x 28. One floor with a second floor loft. The foundation/slab will be capable of sustaining the weight of the new tanks. The new barn will open onto the existing crush pad to the rear of the current barn. It will have two to three swing up doors and several windows.

There are no other residences adjoining the property. There is a single residence roughly 100 yard across Averill Road to the East. The entrance to that residence is 50 feet South of the Vineyards driveway. We have a terrific relationship with them.

The Barn has space for six cars in the driveway. To the South of the driveway is a grass & stone area approximately 100 feet by 50 feet for additional parking. To the North of the Vineyard is an area that has been expanded for employee parking when needed.

Current hours are Wednesday 2-7, Thursday 11-6, Friday 11-6, Saturday 11-5 and Sundays 11-4. Special events at alternate times. Estimated vehicles visiting the property daily are 15-20.

We occupy the main farmhouse, four of us are involved in the Vineyard farming, production and retail.

We appreciate your help, support and guidance.

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