

February 3rd, 2016

Site Plan

Averill House Vineyard
21 Averill Road
Brookline NH 03033

The Vineyard comprises the growing area, the production area and the retail area.

The Vineyard growing area from the North East corner of the property is 180 feet South to the driveway and 100 feet West from Averill Road. The second part of the growing area will be planted to the South West of the Main house. The growing area will comprise roughly 500 vines, 10 fruit trees and several small gardens.

The Vineyard winery premise consist of one building, the Barn located approximately 54 feet West from Averill Road. The Building is a Barn consisting of three floors and constructed of wood, concrete block and stone with a wood first and second level floor, 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 first floor exterior is 29' x 34'. The interior is 28' by 25' of the first floor is with a 9' foot ceiling and has two standard windows looking over the Vineyard to the North and a standard size rear door opening to the West. It has two large Barn doors one 6' and the other 8' both opening on to the driveway to the East.

The cellar will be for production, with an aging room and Bonded storage area. The farm retail area will be in the barn with an area for storage, retail sales and sampling. Currently 12' by 12'. The entire barn over time will be prepared for storage and the winery.

There are no residences adjoining the property. There is a single residence roughly 100 yard across Averill Road to the East. The entrance to the residence is 50 feet South of the Vineyards driveway.

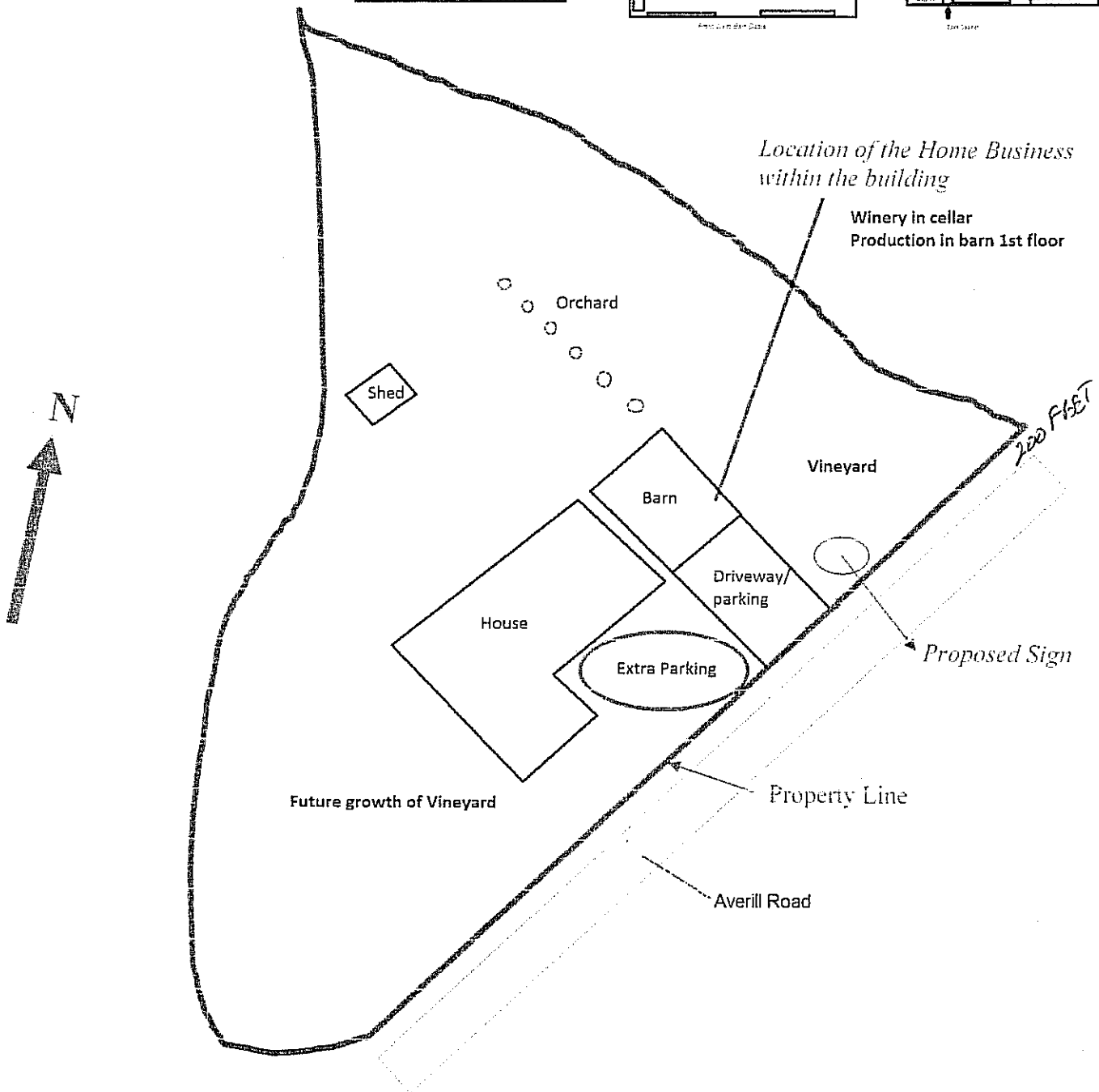
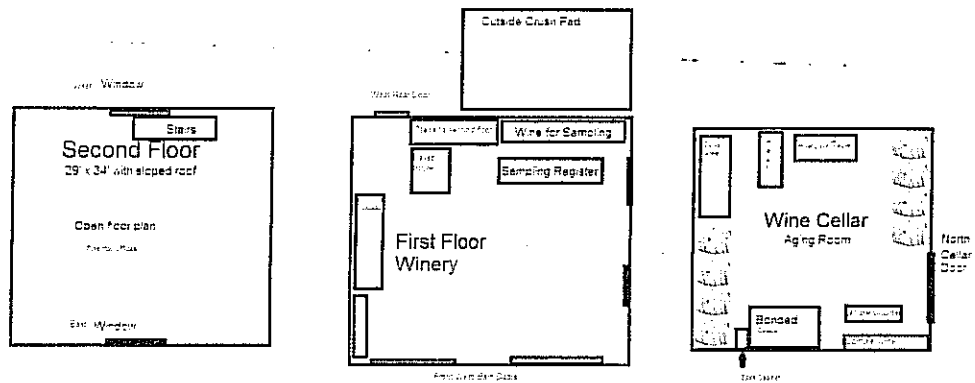
The Barn has space for four cars in the driveway. To the South of the driveway is a grass area approximately 100 feet by 50 feet for additional parking. To the North of the Vineyard is an area that can be expanded for employee parking if needed.

Proposed Hours are Thursday 9am to 5pm, Saturday 11am to 4pm and Sundays 11am to 3pm
Estimated vehicles visiting the property during the operating hours of the vineyard are 8 a day.

Occupant employees of the dwelling are four. All are involved in farming, production and retail. During harvesting two to four contract employees will be needed.

There will be small painted sign over the barn and cellar entrance and a unlit 2' by 3' sign by the driveway.

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