Town of Amherst, New Hampshire
Office of Community Development
Building · Code Enforcement · Planning · Zoning · Economic Development

AMHERST ZONING BOARD OF ADJUSTMENT AGENDA

The Amherst Zoning Board of Adjustment will hold a Public Hearing on **Tuesday, August 16, 2016** at 7:00 PM in the Barbara Landry Meeting Room, 2nd Floor, Amherst Town Hall, 2 Main Street, Amherst, NH concerning the following:

Old Business:

1. **Request for Rehearing: CASE #: PZ7330-041216;** Migrela Realty Trust II (Owner); 153, 155 & 169 Hollis Street; PIN #s: 001-008-002, 001-008-000, 002-007-000 is requesting a rehearing of an appeal of an administrative decision that was denied by the Board. *Continued from July 19, 2016.*

New Business:

2. **CASE #: PZ7676-071516: Arboleda Realty, LLC (dba LaBelle Winery), 340 NH Route 101, PIN # 008-052-000 in the Northern Transitional Zone.** Application for a variance from Article IV, Section 4.4, D. 4 to construct a building that would exceed the maximum 40-foot height by 12.5 feet.

3. **CASE #: PZ7677-071516: Arboleda Realty, LLC (dba LaBelle Winery), 340 NH Route 101, PIN # 008-052-000 in the Northern Transitional Zone.** Application for a variance from Article IV, Section 4.4, B to allow the following uses that are not permitted in the Zone: a distillery with tasting room/small function room, event center, office building, and an inn with a spa and restaurant.

Other Business:

4. **Minutes:** July 19, 2016

Town of Amherst, New Hampshire

Office of Community Development

Building · Code Enforcement · Planning · Zoning · Economic Development

Colleen Mailloux, Community Development Director

ZONING BOARD OF ADJUSTMENT APPLICATION

Case #_____

1. **Type of Application:** (check all that apply)
   - ☐ Special Exception
   - ☐ Appeal of Administrative Decision
   - ☐ Equitable Waiver of Dimensional Requirement
   - ☑ Variance
   - ☐ Variance for the handicapped*

   * Please see RSA 674:33(V)

2. **Project Name:** Distillery and Inn at LaBelle Winery

3. **Project Address:** 340 Route 101 Map: 008 Lot 052 - 000

4. **Zoning District and Subdistricts:** (check all that apply)
   - ☐ Aquifer Conservation & Wellhead Protection District (ACWPD)
   - ☐ Flood Plain Conservation District (FPCD)
   - ☐ Historic District (HD)
   - ☐ Limited Commercial (LC)
   - ☑ Northern Transitional (NTZ)
   - ☐ Wetland & Watershed Conservation District (WWCD)
   - ☐ Commercial Zone (C)
   - ☐ General Office (GO)
   - ☐ Industrial (I)
   - ☐ Northern Rural (NRZ)
   - ☐ Residential/Rural (RR)

5. **Primary Contact:** Amy LaBelle Email: amy@labellwinerynh.com

   ☑ Applicant ☐ Owner ☐ Attorney ☐ Surveyor/Engineer Phone: _____

6. **Applicant:** Arboleda Realty, LLC

   Address: 345 Route 101 City: Amherst State: NH Zip: 03031

   Phone: 672-9898 Email: amy@labellwinerynh.com

7. **Owner's Name(s):** Richard Bragdon, Trustee of the Richard N. Bragdon Family Trust

   Address: c/o Betsy Noble, 43 High Street City: Richmond State: ME Zip: 04357

   Phone: _____ Email: _____

8. **Surveyor/Engineer, Attorney, or Agent:** Attorney Morgan A. Hollis

   Address: 39 East Pearl Street City: Nashua State: NH Zip: 03060

   Phone: 318-0455 Email: mhollis@nh-lawyers.com

9. **Relief is requested from the provisions of Article:** IV, **Section:** 4.4i, **Paragraph:** D.4

   In order that he or she may: *(purpose)* construct a building (country inn) to a height of 52.5 feet from first floor elevation where a maximum of 40 feet from average ground elevation is permitted.

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Zoning Board of Adjustment agenda, the following items SHALL be submitted to the Planning & Zoning Dept. by close of business on the officially posted submittal date:

1. **Completed and signed Zoning Board of Adjustment (ZBA) Application Form.**
   The application will not be placed on the ZBA agenda unless all required signatures are on the application. The owner SHALL sign the application form.
2. **Four (4) large prints of the certified plot plan, eleven (11) copies of the complete application package, and one PDF digital copy.**
   A complete application package consists of an 11"x17" certified plot plan stamped by a licensed land surveyor and additional documentation including answers to attached questions and building plans (floor and elevations). PDF files may be emailed to smarchant@amherstnh.gov or submitted via CD, DVD, or thumb drive at the time of application.
   Note: Applications relating to buffers, water resources impacts, or steep slopes require two (2) foot contours be detailed on the certified plot plan, unless waived by Zoning Administrator (Adopted October 16, 2012).
3. **Abutters Mailing Labels**
   Submit two (2) sets of gummed, typed, mailing labels for all abutters as defined by RSA 672:3, including abutters, licensed professional on plan, owners, and applicants.
4. **Application Fee**
   Fees will be determined at the time you turn in the application. Fees are based on the application and number of certified mailings which must be sent. All checks are to be made payable to the "Town of Amherst."

Fee Calcs: ZBA application $150 + ($7 x ____ abutters = $ _____) = $ _____ total due.

AUTHORIZED SIGNATURES

I/We have read the Zoning Ordinance (as applicable). The undersigned understands that the Amherst Zoning Board of Adjustment must have a completed application on file with the Office of Community Development in accordance with the Zoning Board's annual schedule of meeting and deadline dates. I/We also certify that the abutters are as shown in the Town's records within five (5) days of the filing of this application.

Applicant's Signature _____ Date July 13 2016

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Zoning Ordinance for the Town of Amherst. I/We also authorize members of the Amherst Zoning Board of Adjustment and its agents to assess the property described on this application for on-site review of the proposed application.

Name (please print) and Title: Nancy A. Kierstead, trustee Date: 7-14-16

If Applicable: Owner(s) authorization for Applicant or Agent to represent the application: The applicant or agent, as stated hereon, has authorization from the property owner to submit this application and represent the property owner on matters relative to the Town's Zoning Board of Adjustment process.

Owner's Signature _____ trustee Date 7-14-16

NOTE: Fill in Sections 1, 2, 3, or 4 as appropriate. This application is not acceptable unless all required statements have been made. Answers may also be supplied on separate sheets, if the space provided is inadequate.

Section 1 - Variance For a Variance request, please answer the following questions detailing how the project request meets the criteria:

1. How will granting the Variance not be contrary to the public interest? *(In responding to this question, please address: (1) How granting the variance would not conflict with the explicit or implicit purpose of the Ordinance, and (2) How granting the variance would threaten public health, safety or welfare.)*

2. How will the granting of the variance ensure the spirit of the ordinance will be observed (*Please explain*)?

3. How will substantial justice be done? *(Describe how the benefit to the applicant is not outweighed by harm to the general public or to other individuals.)*

4. How will the value of the surrounding properties not be diminished (*Please explain*)?

5. Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship because:

   (A) For the purpose of this subparagraph, "unnecessary hardship" means that owning to special conditions of the property that distinguish it from other properties in the area:

   (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

   and

   (ii) The proposed use is a reasonable one because:

   (B) Explain how, if the criteria in subparagraph (A) above are not established, an unnecessary hardship will be deemed to exist if, and only if, owning to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a Variance is therefore necessary to enable a reasonable use of it:

Section 2 - Special Exception (SE) For a SE request, please answer the following questions:

1. Is the use allowed by special exception in the Zoning District? Please explain.

2. Is the property in conformance with the dimensional requirements of the zone, and is the use compatible with the Amherst Master Plan? Please explain

3. Is there safe pedestrian and vehicular access? Please explain

4. Will there be no significant adverse impacts resulting from the proposed use on safety and general welfare of the neighborhood and the Town? Please explain

5. Will the use be more objectionable to nearby properties by reason of noise, fumes, or inappropriate lighting than is existing now? Please explain

6. Does the plan submitted accurately depict the use and physical dimensions of the property? Please explain

7. Will the use adversely affect the ground water? Please explain

Section 3 - Equitable Waiver (EW) For a EW, request please answer the following questions:

1. Explain how:
   a. The violation has existed ten (10) years or more with no enforcement action, including written notice, being commenced by the Town?

   – OR –

   b. The nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had be transferred to a bona fide purchaser?

   – AND –

   c. The violation was not an outcome of ignorance of the law or bad faith but resulted from a good faith error in measurement or calculation?

2. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area?

3. Explain how the cost of correction far outweighs any public benefit to be gained?

Section 4 - Administrative Appeal For an Administrative Appeal, request please answer the following questions:

Explain why there was an error in the interpretation of the Amherst Zoning Ordinance made by the Administrative Official in the order, requirement, decision, or determination made by said Administrative Official?

Addendum Sheet to Application to the Amherst Zoning Board of Adjustment for Variances for a Portion of Lot 52, Map 8 Route 101, Amherst, New Hampshire

Applicant: Arboleda Realty LLC
Owner: Richard Bragdon, Trustee of the Richard N. Bragdon Family Trust

1. How will granting the variance not be contrary to the public interest?

Existing barns in the area are similar height so this will not alter the character of the neighborhood. The structure will meet all safety code requirements and will not threaten public health, safety or welfare.

2. How will the granting of the variance ensure the spirit of the ordinance will be observed?

The proposed increase in height over that permitted is similar to other large barns in the area and will not alter the character of the neighborhood. The proposed height increase will meet all safety code requirements.

3. How will substantial justice be done?

It will allow appropriate scale of the building without any harm to the general public or other individuals.

4. How will the value of surrounding properties not be diminished?

Similar height to existing barns and because of its location the height difference from permitted height will neither be noticeable to the public nor have any effect on adjoining properties.

5. Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship because:

(A) (i) Because of this particular property's location and features, limiting the height to 40 feet versus 52 1/2 feet bears no fair and substantial relationship to the general public purposes of health, safety and welfare or scale of development in the zone. Requiring a shorter building simply because the ordinance requires it without any public purpose is unreasonable and imposes a hardship upon the applicant.

(ii) The height differential of 12 1/2 feet is minimal and appropriate for the proposed building size

ABUTTERS LIST

Town of Amherst
P.O. Box 960
Amherst, NH 03031
Lot 8-54-1

Howling Hill, LLC
336 Route 101
Amherst, NH 03031
Lot 8-51-4

Donna E. Woods
332 Route 101
Amherst, NH 03031
Lot 8-51-2

Joseph G. Mahoney, Trustee
5 Winterberry Drive
Amherst, NH 03031
Lot 8-53-19

Robert S. Carson
7 Winterberry Drive
Amherst, NH 03031
Lot 8-53-18

Jacob Macedo
9 Winterberry Drive
Amherst, NH 03031
Lot 8-53-17

Richard J. Fredette
3 Winterberry Drive
Amherst, NH 03031
Lot 8-5-20

Charles E. Price
13 Harbourside Drive
Moultonborough, NH 03254
Lot 8-53-16

Arboleda Realty, LLC
100 Chestnut Hill Road
Amherst, NH 03031
Lot 8-57

Town of Amherst
P.O. Box 960
Amherst, NH 03031
Lot 8-56

Friends of Young Judea
22 Priscilla Circle
Wellesley, MA 02481
Lot 8-58-A

Owner:

Richard Bragdon Trustee
c/o Betsey Noble
43 High Street
Richmond, ME 04357

Applicant:

Arboleda Realty LLC
100 Chestnut Hill Road
Amherst, NH 03031
Attn: Amy Labelle

Attorney:

Morgan A. Hollis, Esquire
Gottesman & Hollis, PA
39 East Pearl Street
Nashua, NH 03060

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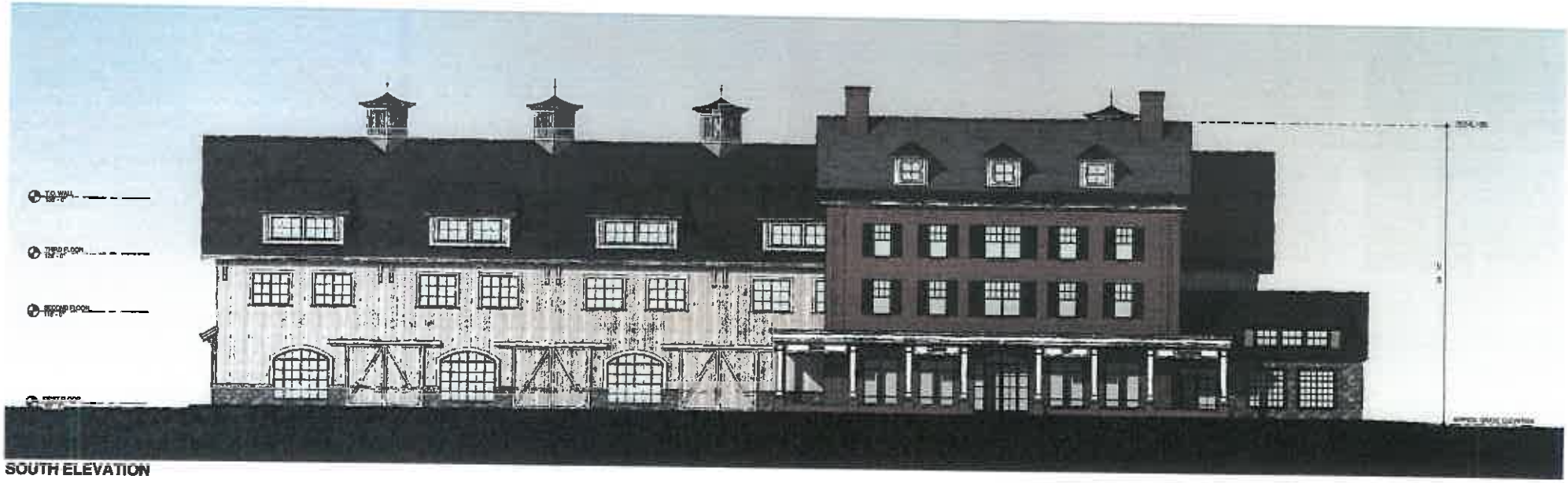
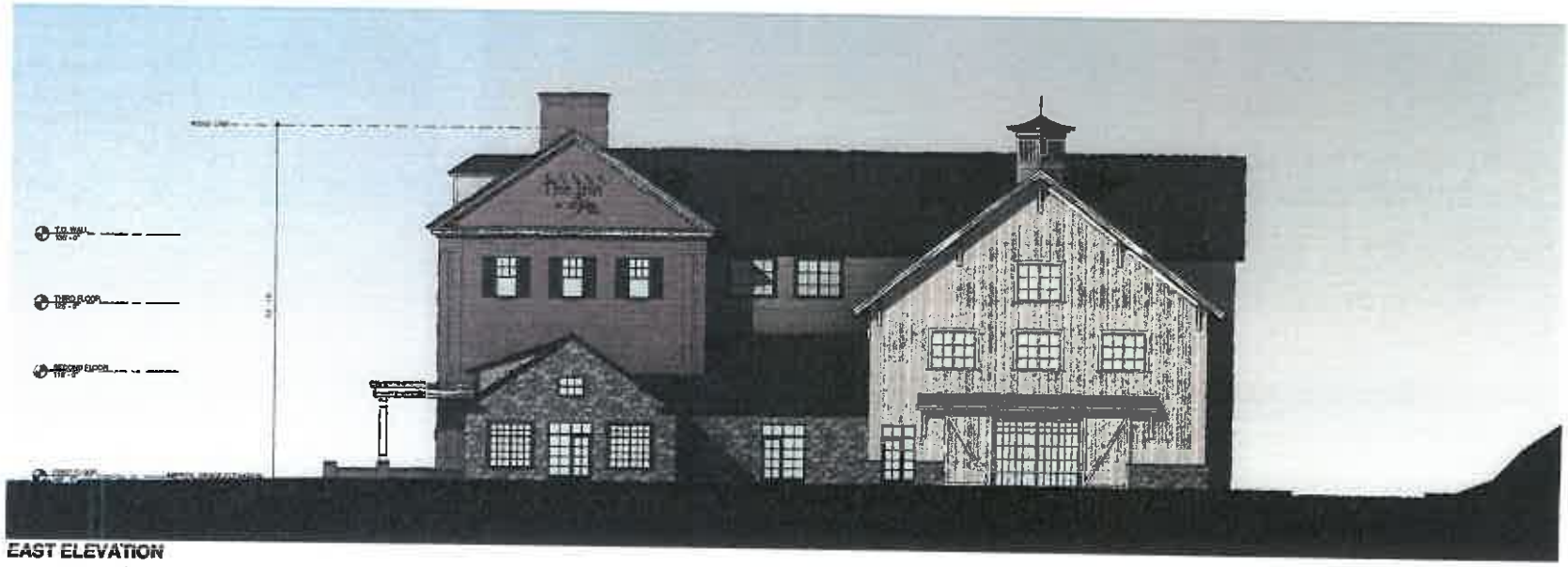


SOUTH ELEVATION

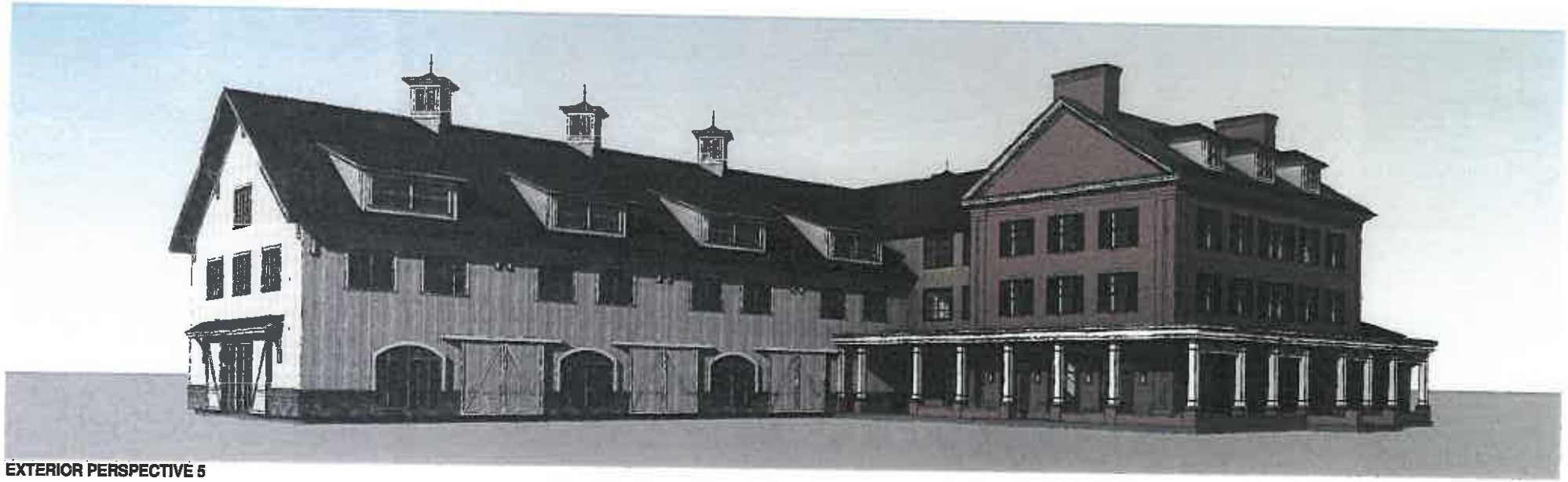


EAST ELEVATION

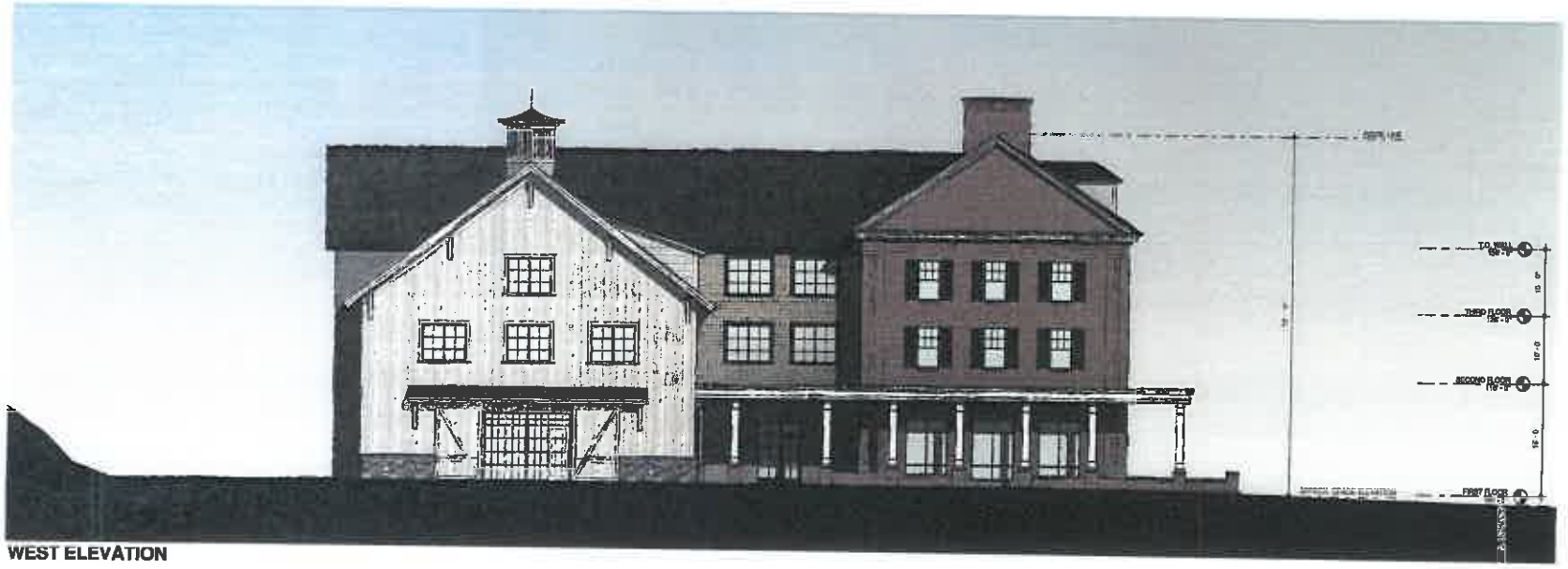
MATERIALS LEGEND:

- BARN BOARD SIDING
- WOOD SHAKE SIDING
- WOOD SHAKE SIDING - WHITE
- WOOD TRIM - PAINTED
- MODULAR BRICK
- FRIEZE
- GRANITE WATER TABLE
- STONE
- METAL ROOF
- ASPHALT SHINGLE ROOFING

BMA Architectural Group, P.C.	AMY LABELLE & CESAR ARBOLEDA 345 ROUTE 101, AMHERST NH 03031	THE INN AT LABELLE WINERY 340 ROUTE 101, AMHERST NH 03031	NOT FOR CONSTRUCTION	SCALE	EXTERIOR ELEVATIONS A-201



EXTERIOR PERSPECTIVE 5



WEST ELEVATION

MATERIALS LEGEND:

- RAIN BOARD SIDING
- WOOD SHAKE SIDING
- WOOD SHAKE SIDING - WHITE
- WOOD TRIM - PAINTED
- MODULAR BRICK
- PRECAST
- GRANITE WATER TABLE
- STONE
- METAL ROOF
- ASPHALT SHINGLE ROOFING

BMA Architectural Group, P.C.

AMY LABELLE & CESAR ARBOLEDA
345 ROUTE 101, AMHERST NH 03031

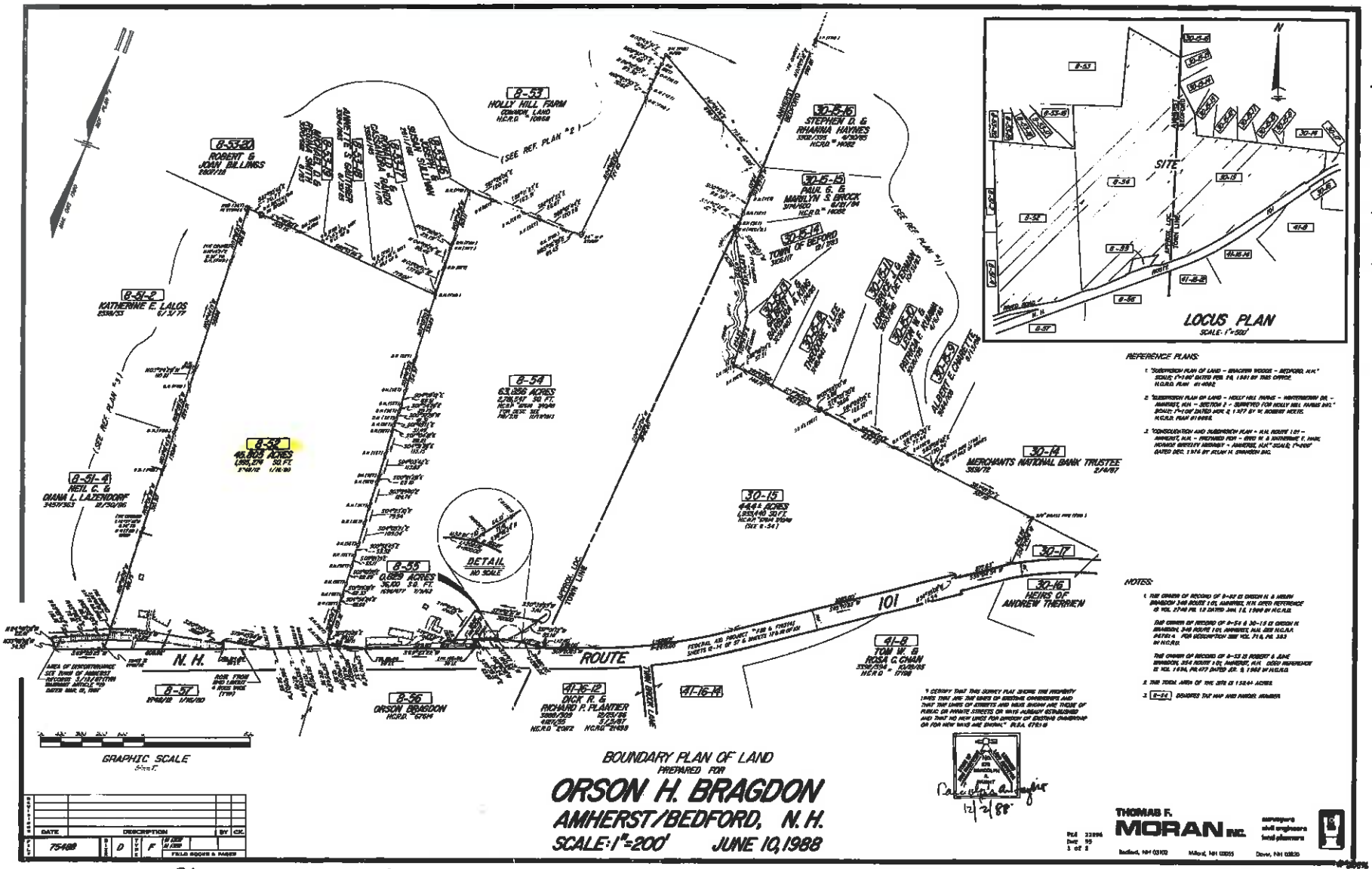
THE INN AT LABELLE WINERY
340 ROUTE 101, AMHERST NH 03031

NOT FOR CONSTRUCTION

SCALE:

EXTERIOR ELEVATION + PERSPECTIVE

A-202



REFERENCE PLANS:

1. "SUBDIVISION PLAN OF LAND – BRAGDON WOODS – BEDFORD, N.H." SCALE: 1"=100' DATED FEB. 24, 1981 BY THIS OFFICE. H.C.R.D. PLAN #14082
2. "SUBDIVISION PLAN OF LAND – HOLLY HILL FARMS – WATERBROOK DR. – AMHERST, N.H. – SECTION 2 – SUBMITTED FOR HOLLY HILL FARMS INC." SCALE: 1"=50' DATED APR. 2, 1977 BY W. ROBERT NOYES. H.C.R.D. PLAN #10858.
3. "CONSOLIDATION AND SUBDIVISION PLAN – N.H. ROUTE 101 – AMHERST, N.H. – PREPARED FOR – ERNO W. & KATHERINE T. HAHN HONIGS BREEZEY MOBILHOME – AMHERST, N.H." SCALE: 1"=100' DATED DEC. 1974 BY JOHN H. SWANSON INC.

NOTES:

1. THE OWNER OF RECORD OF 8-52 IS ORSON H. & MIRIAM BRAGDON 348 ROUTE 101, AMHERST, N.H. DEED REFERENCE IS VOL. 2748 PG. 13 DATED JAN. 7 & 1980 IN H.C.R.D.

   THE OWNER OF RECORD OF 8-54 & 30-15 IS ORSON H. BRAGDON, 348 ROUTE 101, AMHERST, N.H. DEE H.C.R.D. PATENT. FOR DESCRIPTION SEE VOL. 71 & PG. 383 IN H.C.R.D.

   THE OWNER OF RECORD OF 8-55 IS ROBERT & JANE BRAGDON, 354 ROUTE 101, AMHERST, N.H. DEED REFERENCE IS VOL. 1694, PG. 477 DATED APR. 9, 1980 IN H.C.R.D.
2. THE TOTAL AREA OF THE SITE IS 152.6+ ACRES.
3. 8-54 DENOTES THE MAP AND PARCEL NUMBER.

I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE SAME AS EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS RECEIVED ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN." R.S.A. 674:18

12/2/88

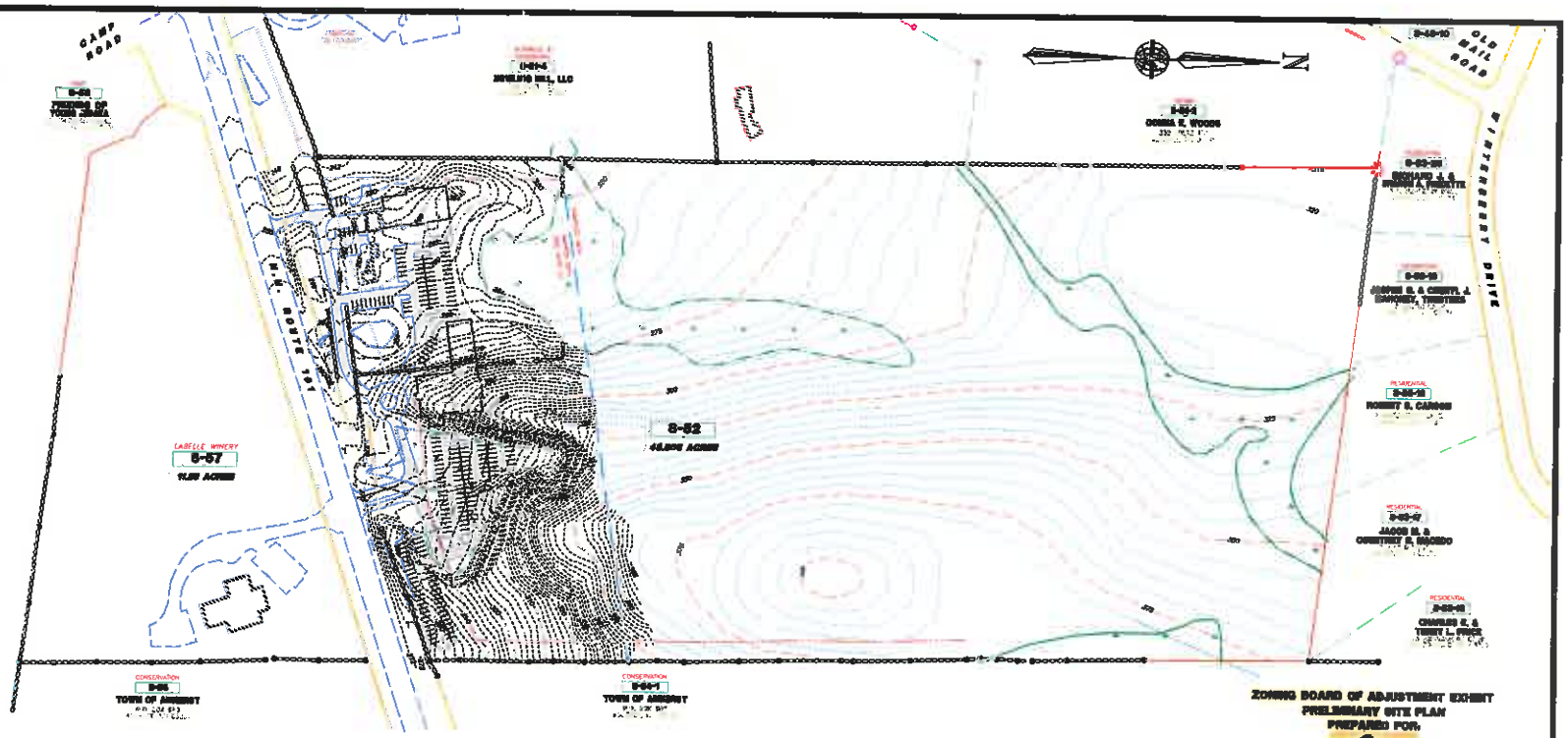
DATE	DESCRIPTION	BY	CK

75488 | D | F | FIELD BOOKS & PAGES

Plan # 22896 Dec 95 1 of 2

90, 10 of 9 22 90

D: 95
1 of 2



ZONING BOARD OF ADJUSTMENT EXHIBIT
PRELIMINARY SITE PLAN
PREPARED FOR:

LaBelle Winery

LAND OF:
THE RICHARD N. BRAGDON FAMILY TRUST
TAX MAP 8 LOT 52
340 N.H. ROUTE 101
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 50' JULY 14, 2016

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 603-673-1534

FILE:7415003B-SURV.dwg | PROJECT NO. 7415.03 | SHEET NO. 1 OF 2

EXISTING CONDITIONS NOTES:

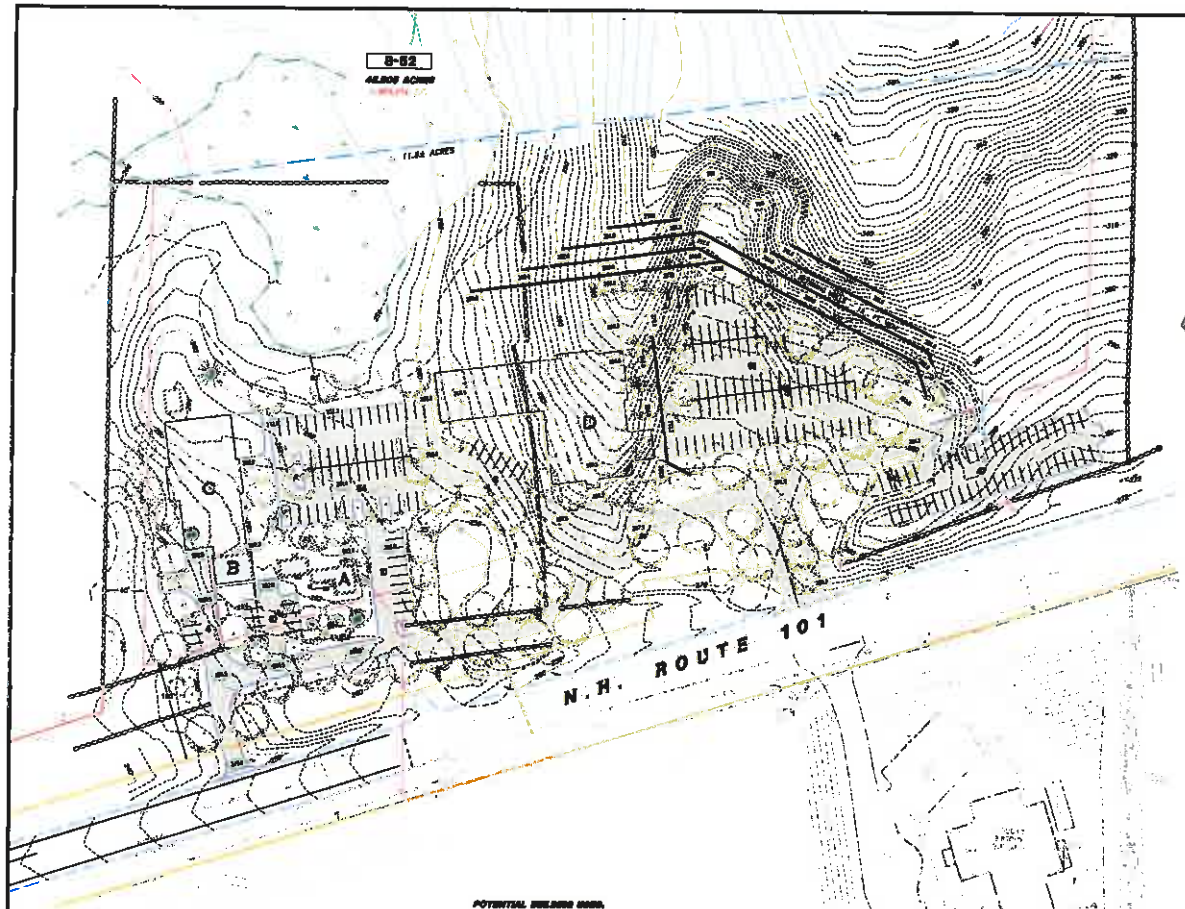
1. PURPOSE OF THIS SHEET IS TO DEPICT THE PARCEL BOUNDARY AND TOPOGRAPHY RELATIVE TO ABUTTING PROPERTIES AND THE GENERAL POTENTIAL IMPROVEMENTS.
2. THE CURRENT OWNER OF RECORD OF TAX MAP 8 LOT 52 IS: NANCY KIERSTEAD & BETSY NOBLE, SUCCESSOR TRUSTEES OF THE RICHARD N. BRAGDON FAMILY TRUST, 43 HIGH STREET, RICHMOND, ME 04357. SEE H.C.R.D. VOL. 8882 PAGE 1428 DATED 10/19/97.
3. THIS EXHIBIT IS PREPARED FOR LABELLE WINERY, 340 ROUTE 101, AMHERST, NH.
4. ZONING FOR THE PARCEL IS (NTZ) NORTHERN TRANSITIONAL ZONE. REQUIREMENTS INCLUDE 3.5 ACRES OF NET AREA WITH 300 FEET OF FRONTAGE OR 35' FOR CLASS A/B REDUCED. SETBACKS INCLUDE 50' FRONT AND 40' SIDE AND REAR. HORACE GREELEY HIGHWAY (AKA NH ROUTE 101) HAS A SCENIC SETBACK OF 100'.
5. MAPPING WITHIN THE SOUTHERLY 11.5+/- ACRES IS PER AN ON-SITE SURVEY PERFORMED BY THIS OFFICE. THE REMAINING DETAIL IS COMPILED FROM THE REFERENCE PLAN, USGS QUAD SHEET, AERIAL IMAGERY AND OTHER AVAILABLE SOURCES.
6. WETLANDS WERE DELINEATED IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, BY SPENCER C. DATE, C.W.S. OF THIS OFFICE ON 01/25/2016.

REFERENCE PLAN:

* BOUNDARY PLAN OF LAND – PREPARED FOR – GIBSON N. BRAGDON – AMHERST/BEDFORD, N.H." SCALE: 1"=200', DATED JUNE 16, 1986, PREPARED BY T.F. MORAN, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 22699.

GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--



LEGEND

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EDGE OF WETLANDS
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- EXISTING TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING TREE LINE
- EXIST. GRANITE BOUND FOUND
- EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE FOUND

POTENTIAL IMPROVEMENTS NOTES:

1. THE PURPOSE OF THIS SHEET IS TO DEPICT THE MAJOR POTENTIAL IMPROVEMENTS AS NOTED IN THE VARIANCE APPLICATION AND SUPPORTING MATERIALS.
2. ROUTE 101 ACCESS POINTS ARE PER A PRE-APPLICATION MEETING WITH NHDOT, DISTRICT 3 ON JANUARY 21, 2016.
3. POTENTIAL WETLAND IMPACTS ARE PER A PRE-APPLICATION MEETING WITH NHDES, WETLANDS BUREAU ON APRIL 7, 2016.
4. ARCHITECTURAL DETAILS ARE PROVIDED BY BMA ARCHITECTURAL GROUP, AMHERST, NH.
5. POTENTIAL IMPROVEMENTS SHOWN HEREON DEPICT THE APPLICANTS INTENT BUT ARE SUBJECT TO CHANGE PER SUBSEQUENT DESIGN AND TOWN & STATE PERMITTING REQUIREMENTS.

POTENTIAL BUILDING USES:

A. EXISTING HOUSE TO BECOME OFFICE SPACE.
B. EXISTING BARN TO BECOME PART OF BUILDING C.
C. NEW DISTILLERY, TASTING ROOM AND EVENTS CENTER.
D. NEW INN WITH SPA, RESTAURANT & BAR AND RETAIL AREA.

GRAPHIC SCALE

50' 25' 0 50' 100' 150'

REV.	DATE	DESCRIPTION	C/D	DR	CK
D	—	—	—	—	—
C	—	—	—	—	—
B	—	—	—	—	—
A	—	—	—	—	—

ZONING BOARD OF ADJUSTMENT EXHIBIT
PRELIMINARY SITE PLAN
PREPARED FOR:

LaBelle Winery

LAND OF:
THE RICHARD N. BRAGDON FAMILY TRUST
TAX MAP 8 LOT 52
340 N.H. ROUTE 101
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 50' JULY 14, 2016

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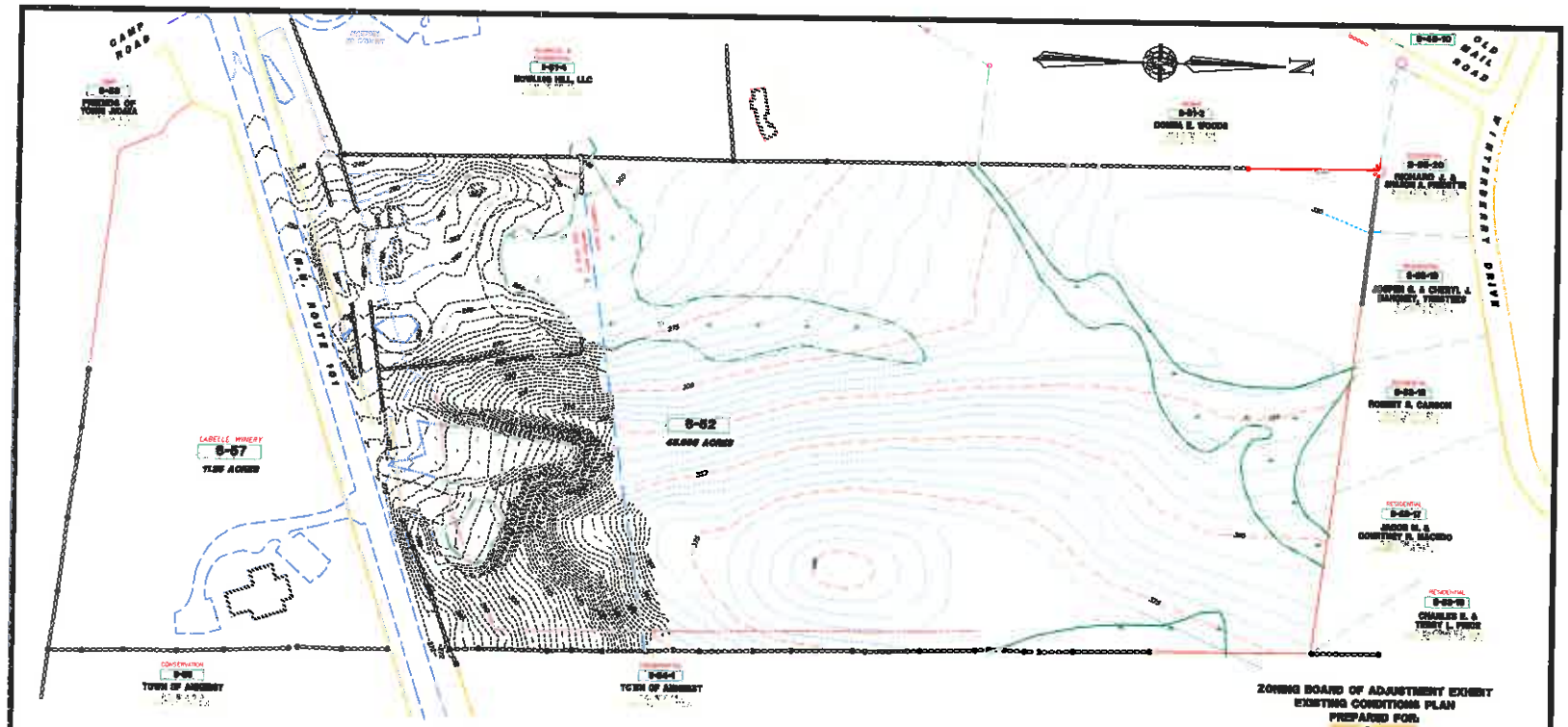
FILE:74150038.dwg	PROJECT NO. 7415.03	SHEET NO. 2 OF 2



ZONING BOARD OF ADJUSTMENT EXHIBIT
EXISTING CONDITIONS PLAN
PREPARED FOR:

LaBelle Winery

LAND OF:
THE RICHARD N. BRAGDON FAMILY TRUST
TAX MAP 8 LOT 52
340 N.H. ROUTE 101
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 50' JULY 14, 2016

EXISTING CONDITIONS NOTES:

1. PURPOSE OF THIS SHEET IS TO DEPICT THE PARCEL BOUNDARY AND TOPOGRAPHY RELATIVE TO ABUTTING PROPERTIES.
2. THE CURRENT OWNER OF RECORD OF TAX MAP 8 LOT 52 IS: NANCY KIERSTEAD & BETSY NOBLE, SUCCESSOR TRUSTEES OF THE RICHARD N. BRAGDON FAMILY TRUST, 45 HIGH STREET, RICHMOND, ME 04357. SEE H.C.R.D. VOL. 5462 PAGE 1020 DATED 10/10/97.
3. THIS EXHIBIT IS PREPARED FOR LABELLE WINERY, 345 ROUTE 101, AMHERST, NH.
4. ZONING FOR THE PARCEL IS (NTZ) NORTHERN TRANSITIONAL ZONE. REQUIREMENTS INCLUDE 3.5 ACRES OF NET AREA WITH 300 FEET OF FRONTAGE OR 35' FOR GLASS A/B REDUCED. SETBACKS INCLUDE 50' FRONT AND 40' SIDE AND REAR. HORACE GREELEY HIGHWAY (AKA NH ROUTE 101) HAS A SCENIC SETBACK OF 100'.
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REFERENCE PLAN:

* BOUNDARY PLAN OF LAND – PREPARED FOR – OTSON N. BRAGDON – AMHERST/BEDFORD, N.H." SCALE: 1"=200', DATED JUNE 10, 1998, PREPARED BY T.F. MORAN, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 22896.

GRAPHIC SCALE

100' 50' 0 100' 200' 300'

REV.	DATE	DESCRIPTION	C/D	DR	CK
B	--	--	--	--	--
C	--	--	--	--	--
D	--	--	--	--	--
A	--	--	--	--	--

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TEL. 603-673-1441
FAX 603-673-1504

FILE:74150038-SURV.dwg	PROJECT NO. 7415.03	SHEET NO. 1 OF 1

Town of Amherst, New Hampshire

Office of Community Development

Building · Code Enforcement · Planning · Zoning · Economic Development

Colleen Mailloux, Community Development Director

ZONING BOARD OF ADJUSTMENT APPLICATION

Case #_____

1. **Type of Application:** (check all that apply)
   - ☐ Special Exception
   - ☐ Appeal of Administrative Decision
   - ☐ Equitable Waiver of Dimensional Requirement
   - ☑ Variance
   - ☐ Variance for the handicapped*

   * Please see RSA 674:33(V)

2. **Project Name:** Distillery and Inn at LaBelle Winery

3. **Project Address:** 340 Route 101 Map: 008 Lot 052 - 000

4. **Zoning District and Subdistricts:** (check all that apply)
   - ☐ Aquifer Conservation & Wellhead Protection District (ACWPD)
   - ☐ Flood Plain Conservation District (FPCD)
   - ☐ Historic District (HD)
   - ☐ Limited Commercial (LC)
   - ☑ Northern Transitional (NTZ)
   - ☐ Wetland & Watershed Conservation District (WWCD)
   - ☐ Commercial Zone (C)
   - ☐ General Office (GO)
   - ☐ Industrial (I)
   - ☐ Northern Rural (NRZ)
   - ☐ Residential/Rural (RR)

5. **Primary Contact:** Amy LaBelle Email: _____

   ☑ Applicant ☐ Owner ☐ Attorney ☐ Surveyor/Engineer Phone: _____

6. **Applicant:** Arboleda Realty, LLC

   Address: 345 Route 101 City: Amherst State: NH Zip: 03031

   Phone: 672-9898 Email: amy@labellwinerynh.com

7. **Owner's Name(s):** Richard Bragdon, Trustee of the Richard N. Bragdon Family Trust

   Address: c/o Betsy Noble, 43 High Street City: Richmond State: ME Zip: 04357

   Phone: _____ Email: _____

8. **Surveyor/Engineer, Attorney, or Agent:** Attorney Morgan A. Hollis

   Address: 39 East Pearl Street City: Nashua State: NH Zip: 03060

   Phone: 318-0455 Email: mhollis@nh-lawyers.com

9. **Relief is requested from the provisions of Article:** IV, **Section:** 4.4, **Paragraph:** B

   In order that he or she may: *(purpose)*

   operate a distillery with tasting room (usable as a small function room), event center for up to 120 guests, an office building (in former residence), an inn having up to 24 rooms, a spa, a restaurant and bar with seating not to exceed 150 seats inside and a retail area.

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Zoning Board of Adjustment agenda, the following items SHALL be submitted to the Planning & Zoning Dept. by close of business on the officially posted submittal date:

1. **Completed and signed Zoning Board of Adjustment (ZBA) Application Form.**
   The application will not be placed on the ZBA agenda unless all required signatures are on the application. The owner SHALL sign the application form.
2. **Four (4) large prints of the certified plot plan, eleven (11) copies of the complete application package, and one PDF digital copy.**
   A complete application package consists of an 11"x17" certified plot plan stamped by a licensed land surveyor and additional documentation including answers to attached questions and building plans (floor and elevations). PDF files may be emailed to smarchant@amherstnh.gov or submitted via CD, DVD, or thumb drive at the time of application.
   Note: Applications relating to buffers, water resources impacts, or steep slopes require two (2) foot contours be detailed on the certified plot plan, unless waived by Zoning Administrator (adopted October 16, 2012).
3. **Abutters Mailing Labels**
   Submit two (2) sets of gummed, typed, mailing labels for all abutters as defined by RSA 672:3, including abutters, licensed professional on plan, owners, and applicants.
4. **Application Fee**
   Fees will be determined at the time you turn in the application. Fees are based on the application and number of certified mailings which must be sent. All checks are to be made payable to the "Town of Amherst."

Fee Calcs: ZBA application $150 + ($7 x ____ abutters = $ _____) = $_____ total due.

AUTHORIZED SIGNATURES

I/We have read the Zoning Ordinance (as applicable). The undersigned understands that the Amherst Zoning Board of Adjustment must have a completed application on file with the Office of Community Development in accordance with the Zoning Board's annual schedule of meeting and deadline dates. I/We also certify that the abutters are as shown in the Town's records within five (5) days of the filing of this application.

[signature] July 13 2016

Applicant's Signature Date

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Zoning Ordinance for the Town of Amherst. I/We also authorize members of the Amherst Zoning Board of Adjustment and its agents to access the property described on this application for on-site review of the proposed application.

Nancy A. Kierstead 7-14-16

Name (please print) and Title Date

If Applicable: Owner(s) authorization for Applicant or Agent to represent the application: The applicant or agent, as stated hereon, has authorization from the property owner to submit this application and represent the property owner on matters relative to the Town's Zoning Board of Adjustment process.

[signature] Trustee 7-14-16

Owner's Signature Date

NOTE: Fill in Sections 1, 2, 3, or 4 as appropriate. This application is not acceptable unless all required statements have been made. Answers may also be supplied on separate sheets, if the space provided is inadequate.

Section 1 - Variance For a Variance request, please answer the following questions detailing how the project request meets the criteria:

1. How will granting the Variance not be contrary to the public interest? *(In responding to this question, please address: (1) How granting the variance would not conflict with the explicit or implicit purpose of the Ordinance, and (2) How granting the variance would threaten public health, safety or welfare.)*

2. How will the granting of the variance ensure the spirit of the ordinance will be observed (*Please explain*)?

3. How will substantial justice be done? *(Describe how the benefit to the applicant is not outweighed by harm to the general public or to other individuals.)*

4. How will the value of the surrounding properties not be diminished (*Please explain*)?

5. Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship because:

   (A) For the purpose of this subparagraph, "unnecessary hardship" means that owning to special conditions of the property that distinguish it from other properties in the area:

   (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

   and

   (ii) The proposed use is a reasonable one because:

   (B) Explain how, if the criteria in subparagraph (A) above are not established, an unnecessary hardship will be deemed to exist if, and only if, owning to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a Variance is therefore necessary to enable a reasonable use of it:

Section 2 - Special Exception (SE) For a SE request, please answer the following questions:

1. Is the use allowed by special exception in the Zoning District? Please explain.

2. Is the property in conformance with the dimensional requirements of the zone, and is the use compatible with the Amherst Master Plan? Please explain

3. Is there safe pedestrian and vehicular access? Please explain

4. Will there be no significant adverse impacts resulting from the proposed use on safety and general welfare of the neighborhood and the Town? Please explain

5. Will the use be more objectionable to nearby properties by reason of noise, fumes, or inappropriate lighting than is existing now? Please explain

6. Does the plan submitted accurately depict the use and physical dimensions of the property? Please explain

7. Will the use adversely affect the ground water? Please explain

Section 3 - Equitable Waiver (EW) For a EW, request please answer the following questions:

1. Explain how:
   a. The violation has existed ten (10) years or more with no enforcement action, including written notice, being commenced by the Town?

   – OR –

   b. The nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had be transferred to a bona fide purchaser?

   – AND –

   c. The violation was not an outcome of ignorance of the law or bad faith but resulted from a good faith error in measurement or calculation?

2. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area?

3. Explain how the cost of correction far outweighs any public benefit to be gained?

Section 4 - Administrative Appeal For an Administrative Appeal, request please answer the following questions:

Explain why there was an error in the interpretation of the Amherst Zoning Ordinance made by the Administrative Official in the order, requirement, decision, or determination made by said Administrative Official?

Addendum Sheet to Application to the Amherst Zoning Board of Adjustment for Variances for a Portion of Lot 52, Map 8 Route 101, Amherst, New Hampshire

Applicant: Arboleda Realty LLC
Owner: Richard Bragdon, Trustee of the Richard N. Bragdon Family Trust

1. How will granting the variance not be contrary to the public interest:

The applicant proposes to subdivide approximately 11 acres of Lot 57/Map 8 along Route 101 for the proposed development. The applicant proposes to attempt to retain the existing barn and farmhouse, and structurally if architecturally sound adding to the barn and/or replacing the barn and converting it to a liquor distillery with a tasting room and an events center, and converting the farmhouse to office space. The applicant also proposes to construct a country inn adjacent thereto having up to 24 rooms with a spa and restaurant with bar (both of which will be open to the public) and a small retail area. The proposed cluster of uses is not dissimilar to similar clusters along Route 101 and is proposed in a manner which does not alter the character of the neighborhood nor threaten the health, safety or welfare of the public.

2. Is the variance consistent with the spirit of the Ordinance?

Granting the variances as proposed with a collection of uses as presented allows a reasonable use of an upscale model of the types of existing welcoming uses which are compatible with other uses along Route 101 in this area. The proposed uses as presented in plan accompanying the application create a village center concept, will not alter the character of the neighborhood and will not adversely affect the health, safety or welfare of the public.

3. Will substantial justice be done?

Farming of this site and other permitted rural uses are not reasonable and requiring such use imposes significant harm to the owner. Uses permitted by special exception, including other commercial use, are not compatible with the area. Granting the variances will not harm the public and denying the variances will carry significant harm to the owner while providing no benefit to the public.

4. Will the value of surrounding properties be diminished?

Because of the location and siting and the topography of the land, the proposed uses as shown on the submitted plans will have no impact on the values of surrounding properties.

5. Unnecessary hardship.

(A) This lower portion of the property consisting of approximately 11 acres having frontage along Route 101 has unique and special conditions due to its location and nature and the topography of the property as well as extensive wetlands, it being a developed portion of the former farm located along the main entryway to the town which is one of the busiest roadways in town. There is no fair and substantial relationship between the purpose of recognizing the rural character of the zone and the neighborhood and the application of the ordinance permitting only residential, agricultural or restricted uses related to agriculture by right and prohibiting this unique type of commercial use on this parcel where this portion of the property is significantly different than other areas along Route 101 and has limited suitability for farming and its associated uses such as farm stand. The proposed uses which convert and yet maintain an existing barn and the existing farmhouse are reasonable and the proposed addition of a country inn with accompanying spa and restaurant and bar are reasonable and appropriate for the area. Requiring this collection of uses to be placed in a commercial zone or an industrial zone would both defeat the purposes of the ordinance of having appropriate uses in appropriate areas and essentially preclude this use within the town.

(B) The special conditions of the property being the topography and extensive wetlands along Route 101 plus the need for multiple curb cuts for driveways distinguish it from other properties in the area and the property cannot be reasonably used in strict conformance with the ordinance.

ABUTTERS LIST

Town of Amherst
P.O. Box 960
Amherst, NH 03031
Lot 8-54-1

Howling Hill, LLC
336 Route 101
Amherst, NH 03031
Lot 8-51-4

Donna E. Woods
332 Route 101
Amherst, NH 03031
Lot 8-51-2

Joseph G. Mahoney, Trustee
5 Winterberry Drive
Amherst, NH 03031
Lot 8-53-19

Robert S. Carson
7 Winterberry Drive
Amherst, NH 03031
Lot 8-53-18

Jacob Macedo
9 Winterberry Drive
Amherst, NH 03031
Lot 8-53-17

Richard J. Fredette
3 Winterberry Drive
Amherst, NH 03031
Lot 8-5-20

Charles E. Price
13 Harbourside Drive
Moultonborough, NH 03254
Lot 8-53-16

Arboleda Realty, LLC
100 Chestnut Hill Road
Amherst, NH 03031
Lot 8-57

Town of Amherst
P.O. Box 960
Amherst, NH 03031
Lot 8-56

Friends of Young Judea
22 Priscilla Circle
Wellesley, MA 02481
Lot 8-58-A

Owner:

Richard Bragdon Trustee
c/o Betsey Noble
43 High Street
Richmond, ME 04357

Applicant:

Arboleda Realty LLC
100 Chestnut Hill Road
Amherst, NH 03031
Attn: Amy Labelle

Attorney:

Morgan A. Hollis, Esquire
Gottesman & Hollis, PA
39 East Pearl Street
Nashua, NH 03060

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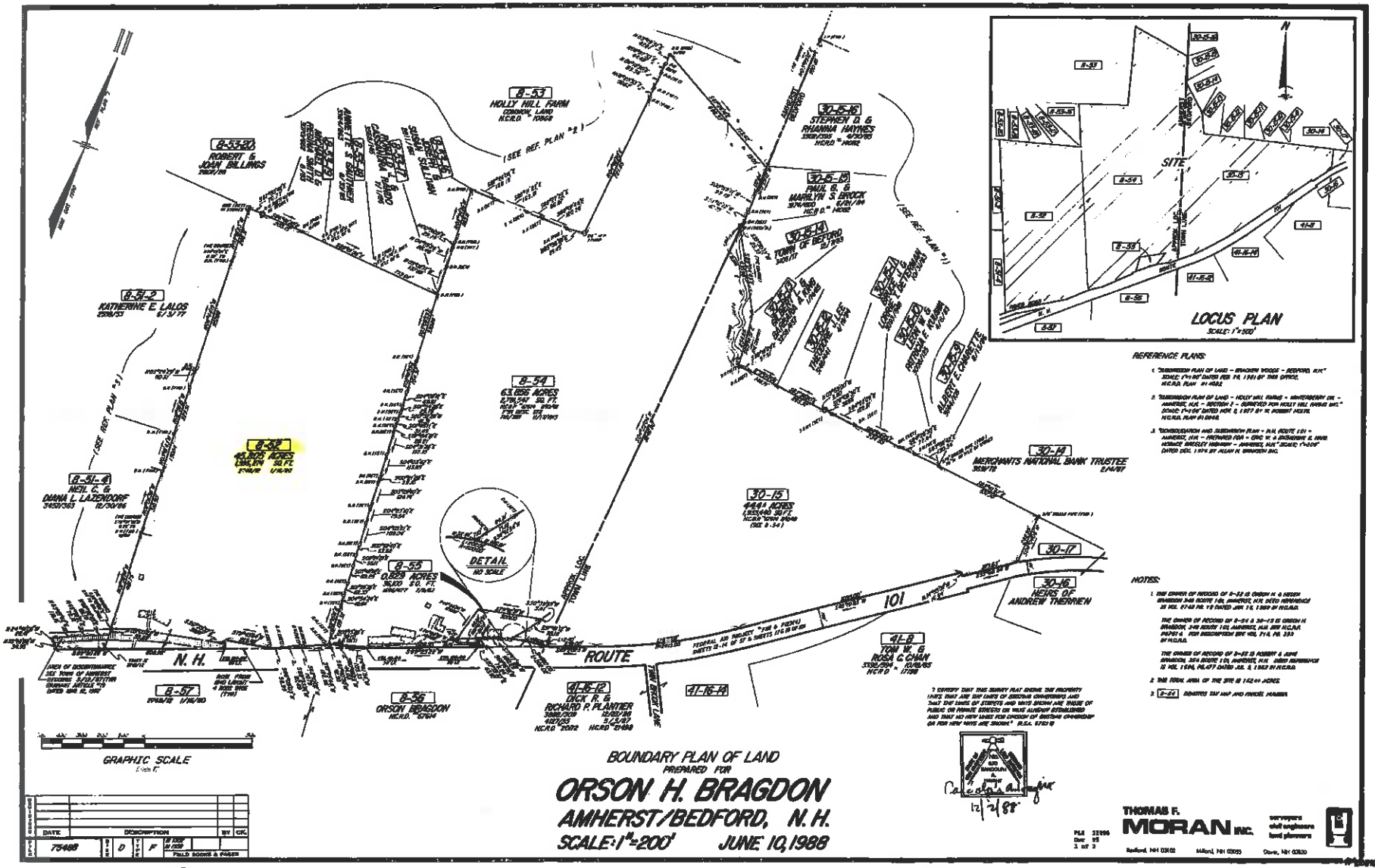
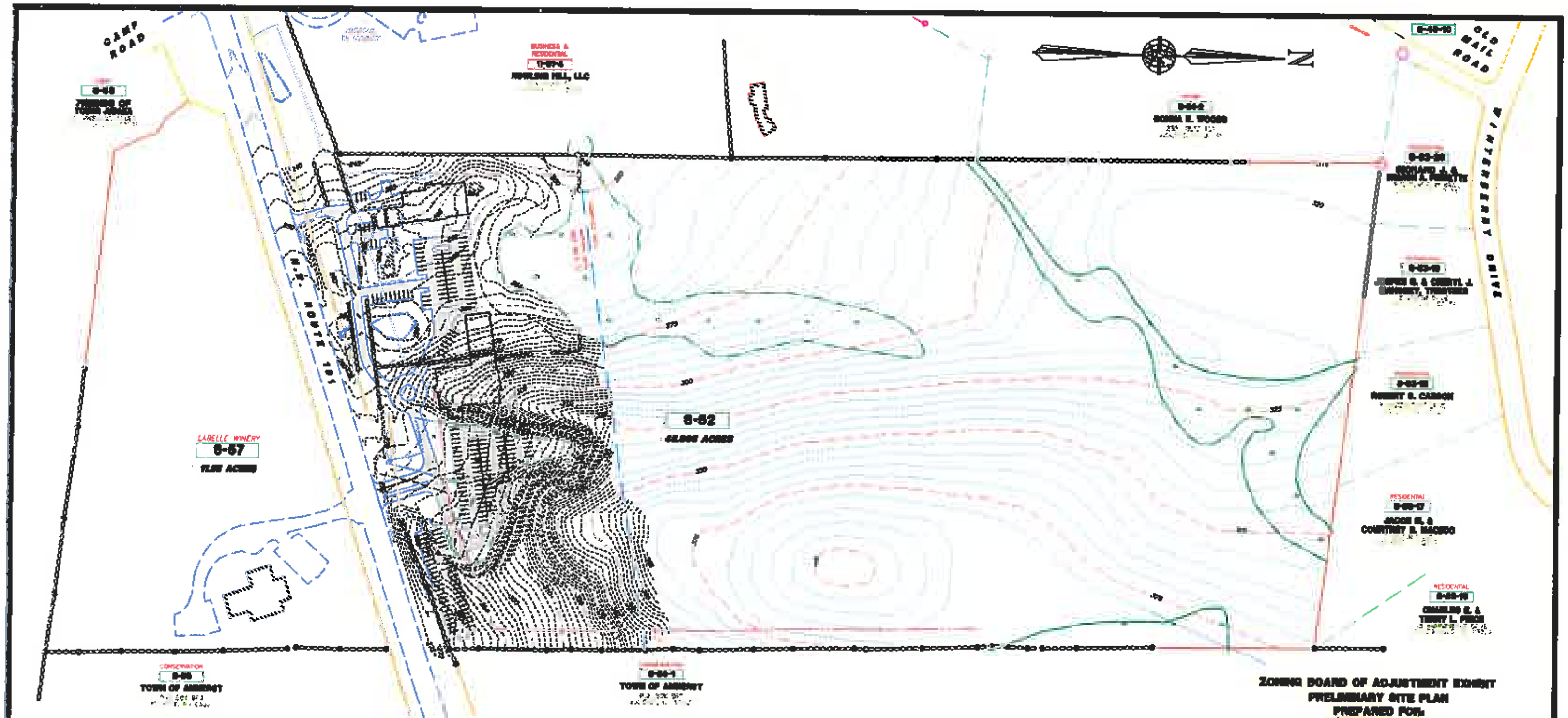


Plan # 22896 Dwr 95 1-42



EXISTING CONDITIONS NOTES:

1. PURPOSE OF THIS SHEET IS TO DEPICT THE PARCEL BOUNDARY AND TOPOGRAPHY RELATIVE TO ABUTTING PROPERTIES AND THE GENERAL POTENTIAL IMPROVEMENTS.
2. THE CURRENT OWNER OF RECORD OF TAX MAP 8 LOT 52 IS: NANCY MERSTEAD & BETSY NOBLE, SUCCESSOR TRUSTEES OF THE RICHARD N. BRAGDON FAMILY TRUST, 43 HIGH STREET, RICHMOND, ME 04357. SEE H.C.R.D. VOL. 5902 PAGE 1830 UNDER 10/10/97.
3. THIS EXHIBIT IS PREPARED FOR LABELLE WINERY, 345 ROUTE 101, AMHERST, NH.
4. ZONING FOR THE PARCEL IS (NTZ) NORTHERN TRANSITIONAL ZONE. REQUIREMENTS INCLUDE 3.5 ACRES OF NET AREA WITH 300 FEET OF FRONTAGE OR 35' FOR CLASS A/B REDUCED. SETBACKS INCLUDE 50' FRONT AND 40' SIDE AND REAR. HORACE GREELEY HIGHWAY (AKA NH ROUTE 101) HAS A SCENIC SETBACK OF 100'.
5. MAPPING WITHIN THE SOUTHERLY 11.34+/- ACRES IS PER AN ON-SITE SURVEY PERFORMED BY THIS OFFICE. THE REMAINING DETAIL IS COMPILED FROM THE REFERENCE PLAN, USGS QUAD SHEET, AERIAL IMAGERY AND OTHER AVAILABLE SOURCES.
6. WETLANDS WERE DELINEATED IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, BY SPENCER C. TATE, C.W.S. OF THIS OFFICE ON 01/25/2016.

REFERENCE PLAN:

" BOUNDARY PLAN OF LAND – PREPARED FOR – GIBSON H. BRAGDON – AMHERST/BEDFORD, N.H." SCALE 1"=200', DATED JUNE 16, 1988, PREPARED BY T.F. MORAN, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 22596.

GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/O	DR	CK
A					
B					
C					
D					

ZONING BOARD OF ADJUSTMENT EXHIBIT
PRELIMINARY SITE PLAN
PREPARED FOR:

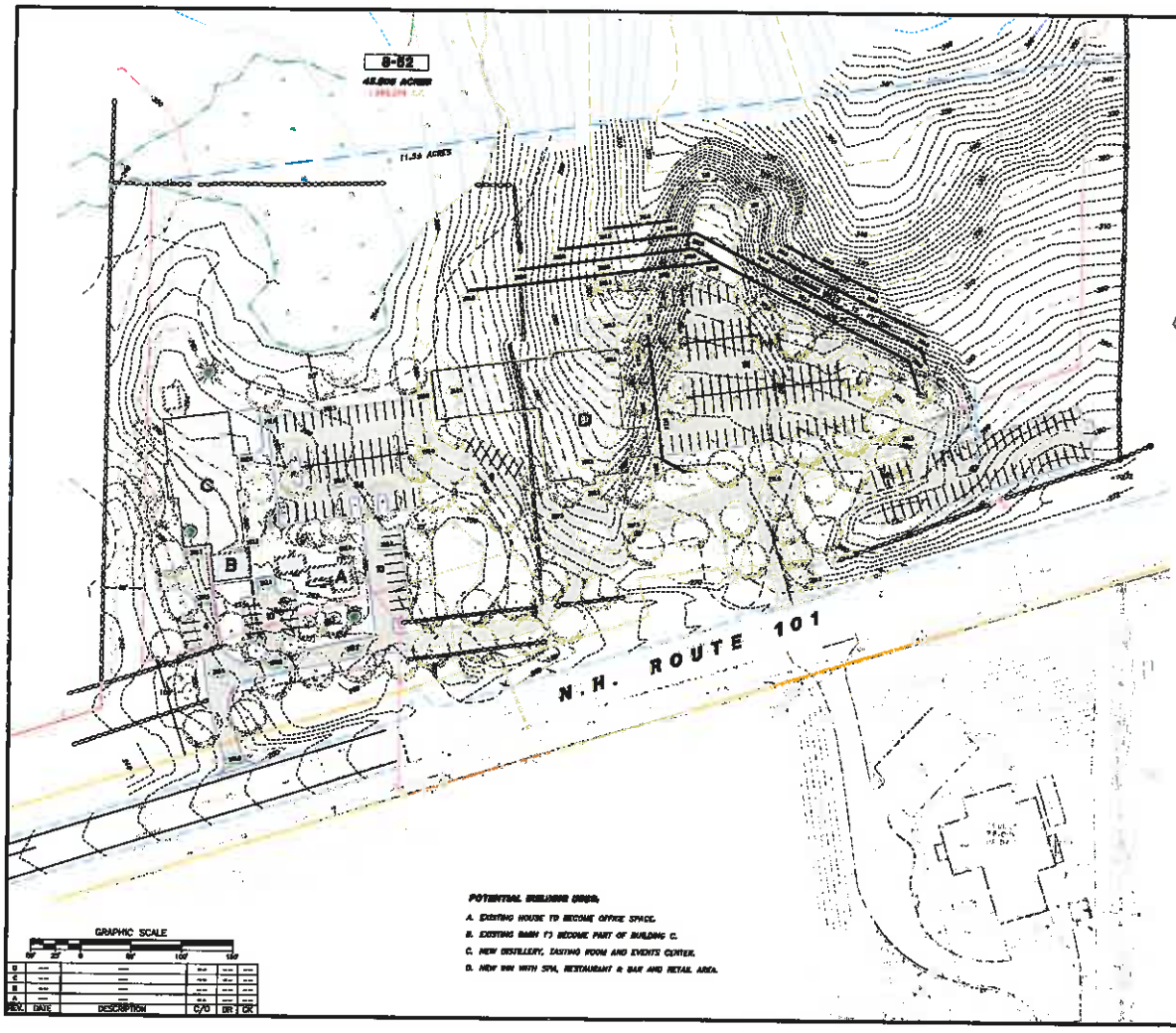
LaBelle Winery

LAND OF:
THE RICHARD N. BRAGDON FAMILY TRUST
TAX MAP 8 LOT 52
340 N.H. ROUTE 101
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 50' JULY 14, 2016

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031
TEL. 603-673-1441
FAX 603-673-1584

FILE: 74150538-SURV.dwg | PROJECT NO. | SHEET NO. 1 OF 2



LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- EDGE OF WETLANDS
- STONE WALL
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- 8-52 EXISTING TAX MAP & LOT NUMBER
- EXISTING BUILDING
- EXISTING TREE LINE
- EXIST. GRANITE BOUND FOUND
- EXIST. DRILL HOLE FOUND/SET
- EXIST. IRON PIPE FOUND

POTENTIAL IMPROVEMENTS NOTES:

1. THE PURPOSE OF THIS SHEET IS TO DEPICT THE MAJOR POTENTIAL IMPROVEMENTS AS NOTED IN THE VARIANCE APPLICATION AND SUPPORTING MATERIALS.
2. ROUTE 101 ACCESS POINTS ARE PER A PRE-APPLICATION MEETING WITH NHDOT, DISTRICT 5 ON JANUARY 21, 2016.
3. POTENTIAL WETLAND IMPACTS ARE PER A PRE-APPLICATION MEETING WITH NHDES, WETLANDS BUREAU ON APRIL 7, 2016.
4. ARCHITECTURAL DETAILS ARE PROVIDED BY BMA ARCHITECTURAL GROUP, AMHERST, NH.
5. POTENTIAL IMPROVEMENTS SHOWN HEREON DEPICT THE APPLICANTS INTENT BUT ARE SUBJECT TO CHANGE PER SUBSEQUENT DESIGN AND TOWN & STATE PERMITTING REQUIREMENTS.

POTENTIAL BUILDING USES:

A. EXISTING HOUSE TO BECOME OFFICE SPACE.
B. EXISTING BARN TO BECOME PART OF BUILDING C.
C. NEW DISTILLERY, TASTING ROOM AND EVENTS CENTER.
D. NEW INN WITH SPA, RESTAURANT & BAR AND RETAIL AREA.

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

ZONING BOARD OF ADJUSTMENT EXHIBIT
PRELIMINARY SITE PLAN
PREPARED FOR:

LaBelle Winery

LAND OF:
THE RICHARD N. BRAGDON FAMILY TRUST
TAX MAP 8 LOT 52
340 N.H. ROUTE 101
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 50' JULY 14, 2016

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-4441
MERIDIANLANDSERVICES.COM FAX 603-673-1384

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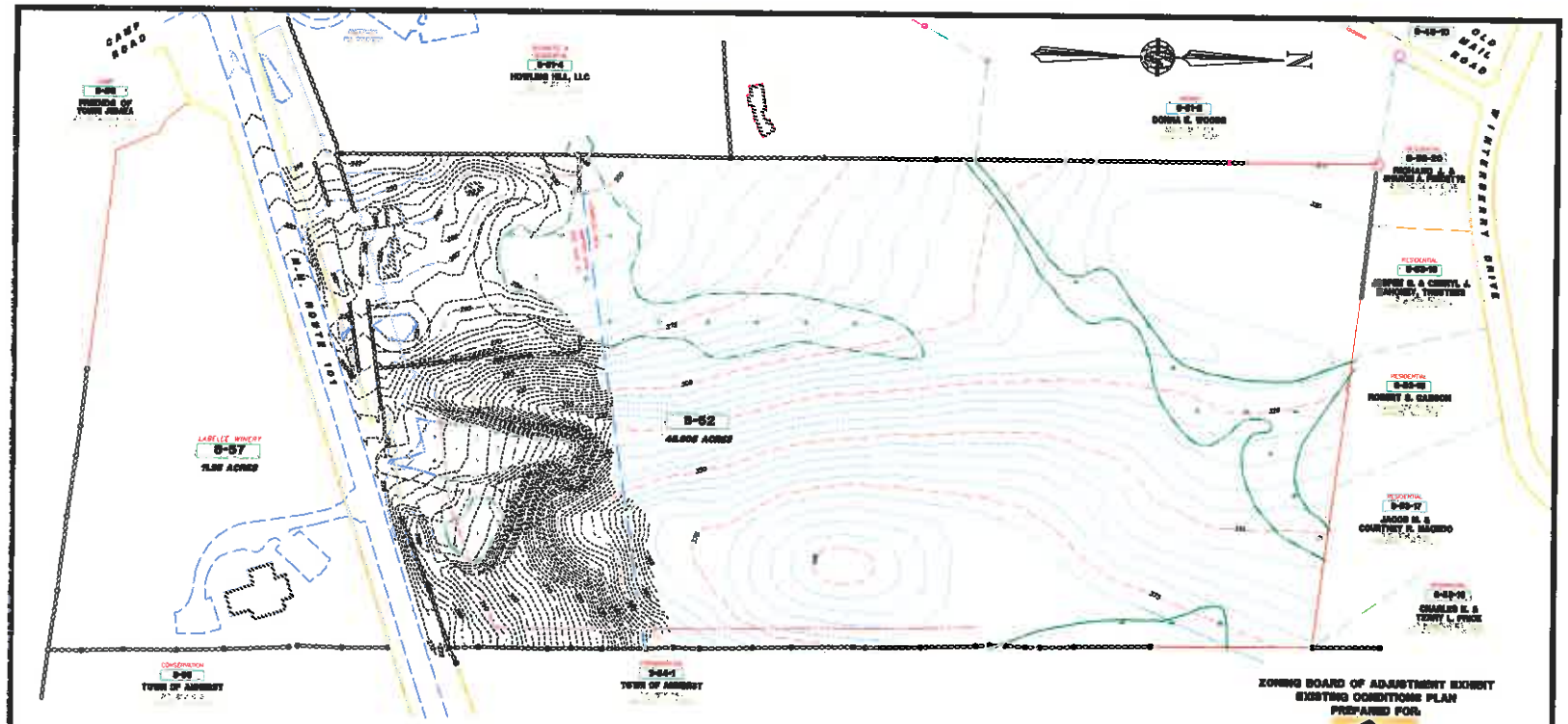

ZONING BOARD OF ADJUSTMENT EXHIBIT
EXISTING CONDITIONS PLAN
PREPARED FOR:

LaBelle Winery

LAND OF:
THE RICHARD N. BRAGDON FAMILY TRUST
TAX MAP 9 LOT 52
340 N.H. ROUTE 101
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 50' JULY 14, 2016

EXISTING CONDITIONS NOTES:

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2. THE CURRENT OWNER OF RECORD OF TAX MAP 9 LOT 52 IS: NANCY KIERSTEAD & BETSY NOBLE, SUCCESSOR TRUSTEES OF THE RICHARD N. BRAGDON FAMILY TRUST, 43 HIGH STREET, RICHMOND, ME 04357. SEE H.C.R.D. VOL. 5882 PAGE 1020 DATED 10/10/97.
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REFERENCE PLAN:

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GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/D	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

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FAX 603-673-1394

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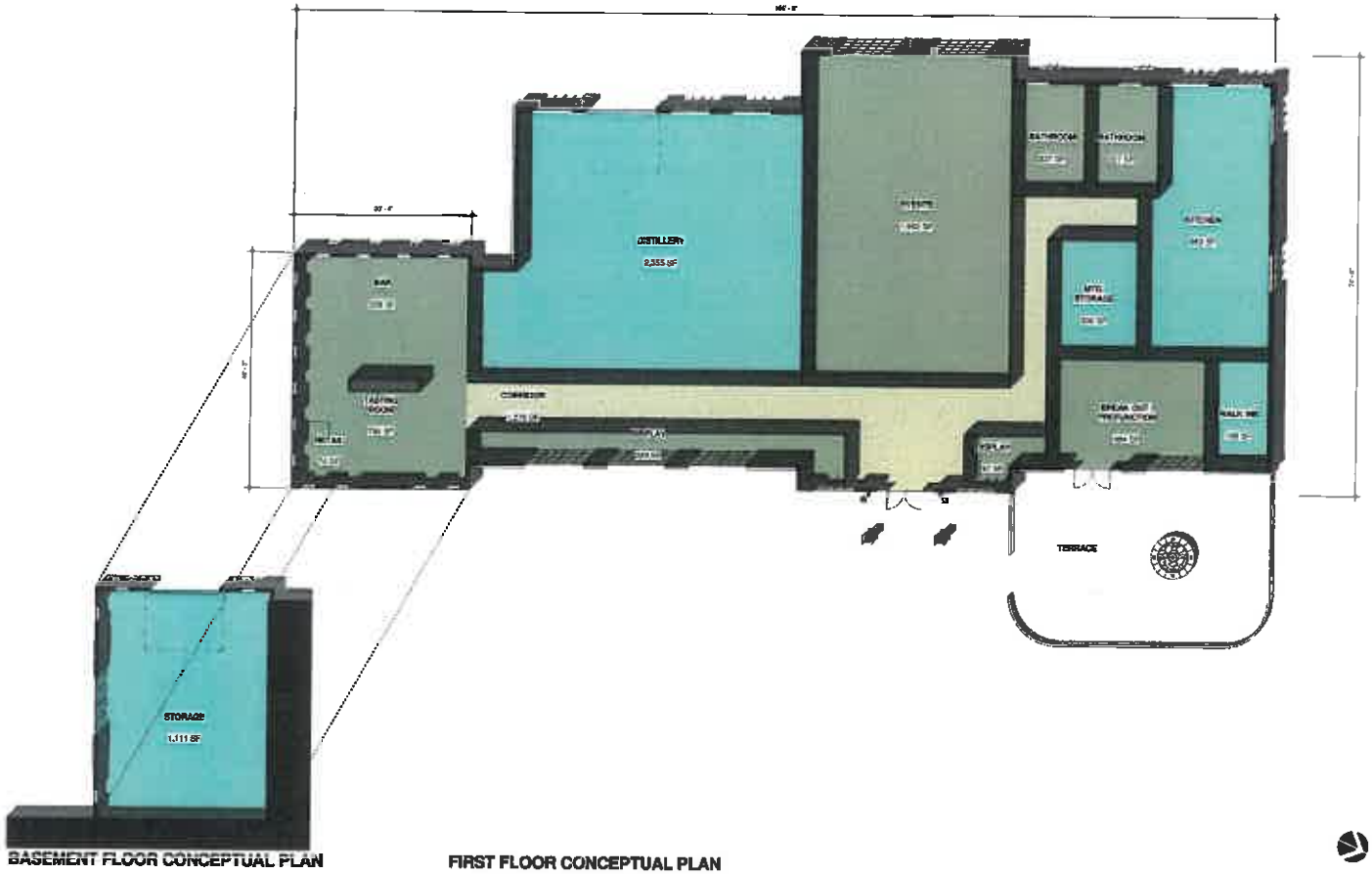


BASEMENT FLOOR CONCEPTUAL PLAN

FIRST FLOOR CONCEPTUAL PLAN

ROOM LEGEND

- BACK OF HOUSE
- CIRCULATION
- PUBLIC

NET SQUARE FOOTAGE SUMMARY - BASEMENT	
Department	Area
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL GROSS BASEMENT AREA:	1,222 SF

NET SQUARE FOOTAGE SUMMARY - FIRST FLOOR	
Department	Area
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL GROSS FIRST FLOOR AREA:	10,000 SF

BMA Architectural Group, P.C.

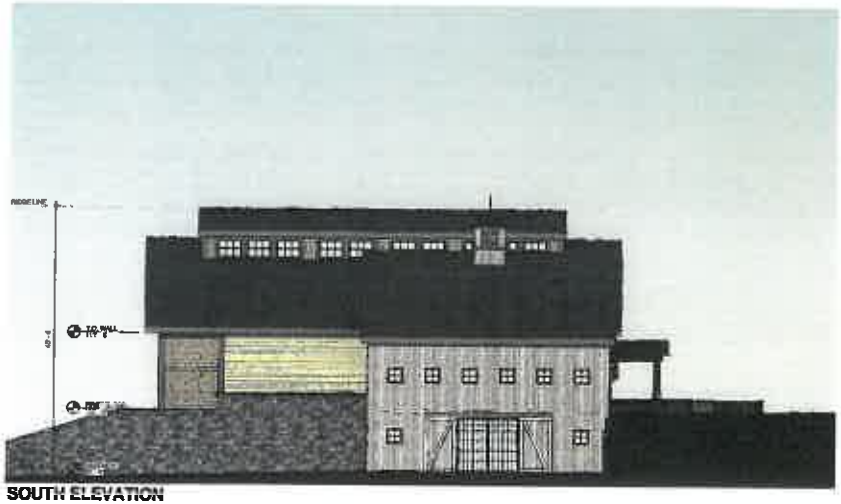
AMY LABELLE & CESAR ARBOLEDA
340 NH-101, AMHERST NH 03031

THE DISTILLERY AT LABELLE WINERY
340 NH-101, AMHERST NH 03031

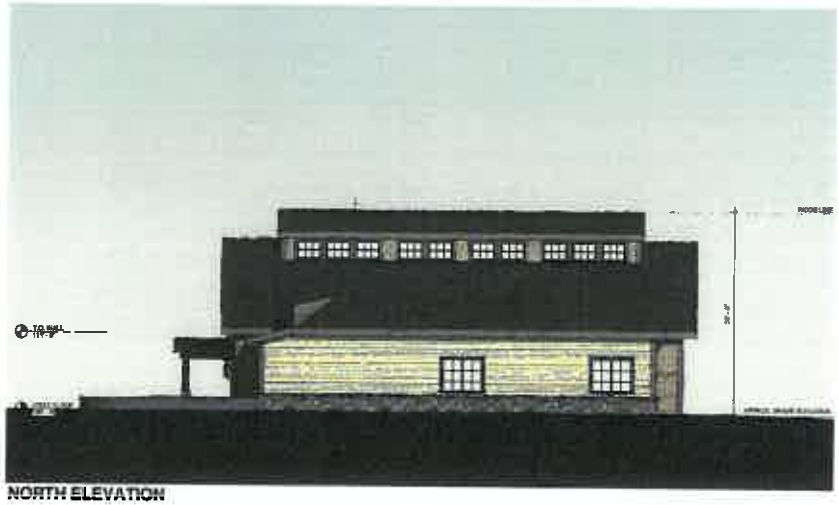
NOT FOR CONSTRUCTION

CONCEPTUAL FLOOR PLANS

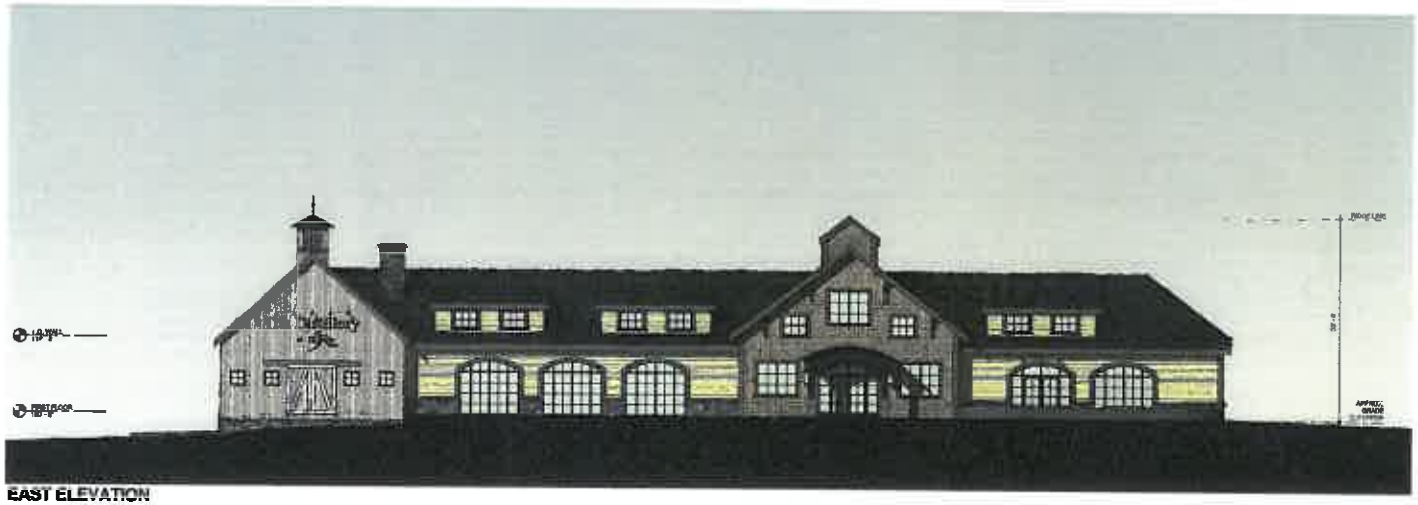
A-101



SOUTH ELEVATION



NORTH ELEVATION



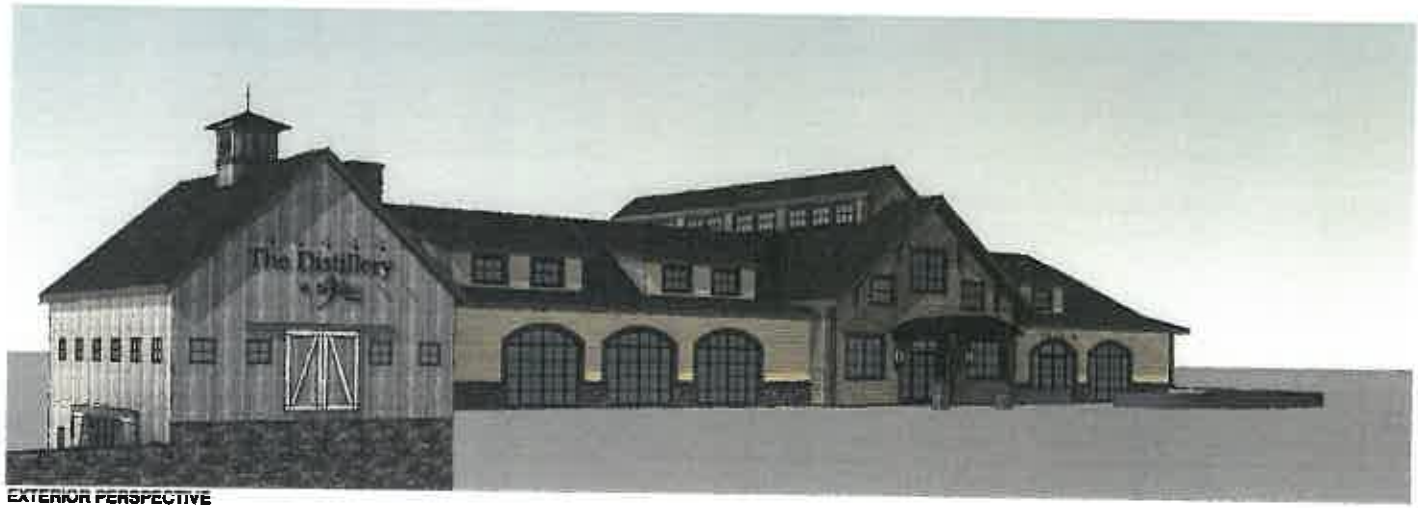
EAST ELEVATION

MATERIALS LEGEND:

- BARN BOARD SIDING
- WOOD SHAKE SIDING
- WOOD TRIM - PAINTED
- WOOD TRIM - PAINTED
- CLAPBOARD SIDING - PAINTED
- PRECAST
- STONE
- METAL ROOF
- ASPHALT SHINGLE ROOFING

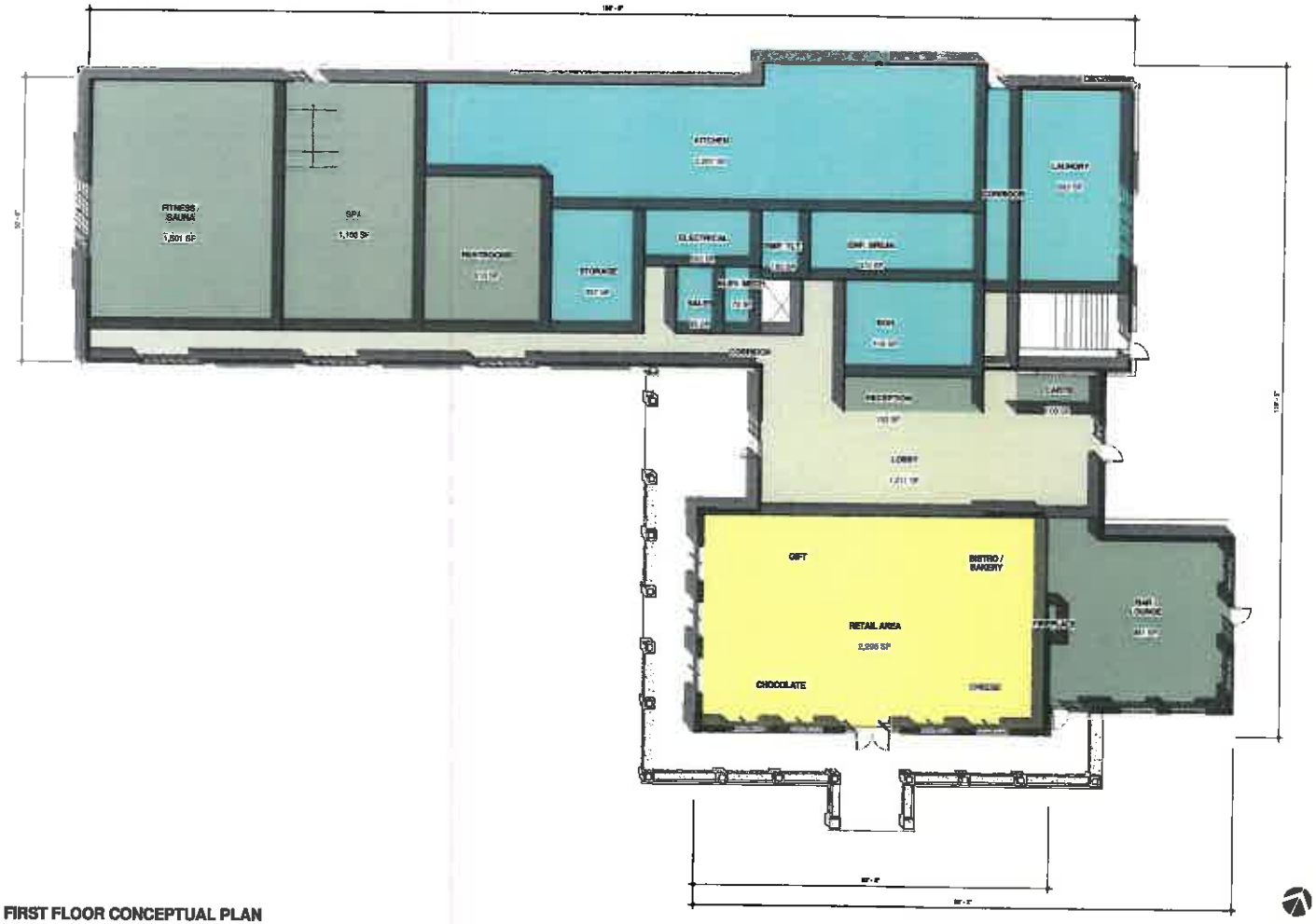
BMA Architectural Group, P.C.	AMY LABELLE & CESAR ARBOLEDA 340 NH-101, AMHERST NH 03031	THE DISTILLERY AT LABELLE WINERY 340 NH-101, AMHERST NH 03031	NOT FOR CONSTRUCTION	SCALE	EXTERIOR ELEVATIONS A-301

EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE

BMA Architectural Group, P.C.	AMY LABELLE & CESAR ARBOLEDA 340 NH-101, AMHERST NH 03031	THE DISTILLERY AT LABELLE WINERY 340 NH-101, AMHERST NH 03031	NOT FOR CONSTRUCTION	EXTERIOR PERSPECTIVE A-702



ROOM LEGEND

- BACK OF HOUSE
- CIRCULATION
- PUBLIC
- RETAIL

NET SQUARE FOOTAGE SUMMARY - 1ST FLOOR	
Department	Area
BACK OF HOUSE	4,122 SF
CIRCULATION	2,162 SF
PUBLIC	4,444 SF
RETAIL	2,295 SF
	0,923 SF

TOTAL GROSS FIRST FLOOR AREA: 14,994 SF

NET SQUARE FOOTAGE SUMMARY - BUILDING	
Department	Area
BACK OF HOUSE	5,183 SF
CIRCULATION	4,272 SF
PUBLIC	11,646 SF
RETAIL	4,044 SF
	2,295 SF
	31,534 SF

TOTAL GROSS BUILDING AREA: 38,431 SF

FIRST FLOOR CONCEPTUAL PLAN

BMA Architectural Group, P.C.	AMY LABELLE & CESAR ARBOLEDA 345 ROUTE 101, AMHERST NH 03031	THE INN AT LABELLE WINERY 340 ROUTE 101, AMHERST NH 03031	NOT FOR CONSTRUCTION	FIRST FLOOR PLAN A-101

ROOM LEGEND

- BACK OF HOUSE
- CIRCULATION
- GUESTROOM
- PUBLIC

NET SQUARE FOOTAGE SUMMARY - 2ND FLOOR	
Department	Area
BACK OF HOUSE	1,327 SF
CIRCULATION	665 SF
GUESTROOM	6,486 SF
PUBLIC	1,722 SF
	9,287 SF
TOTAL GROSS SECOND FLOOR AREA:	12,997 SF

NET SQUARE FOOTAGE SUMMARY - BUILDING	
Department	Area
BACK OF HOUSE	5,1[illegible] SF
CIRCULATION	4,372 SF
GUESTROOM	11,[illegible] SF
PUBLIC	6,[illegible] SF
RETAIL	3,[illegible] SF
	31,[illegible] SF
TOTAL GROSS BUILDING AREA:	36,431 SF

SECOND FLOOR CONCEPTUAL PLAN

BMA Architectural Group, P.C.

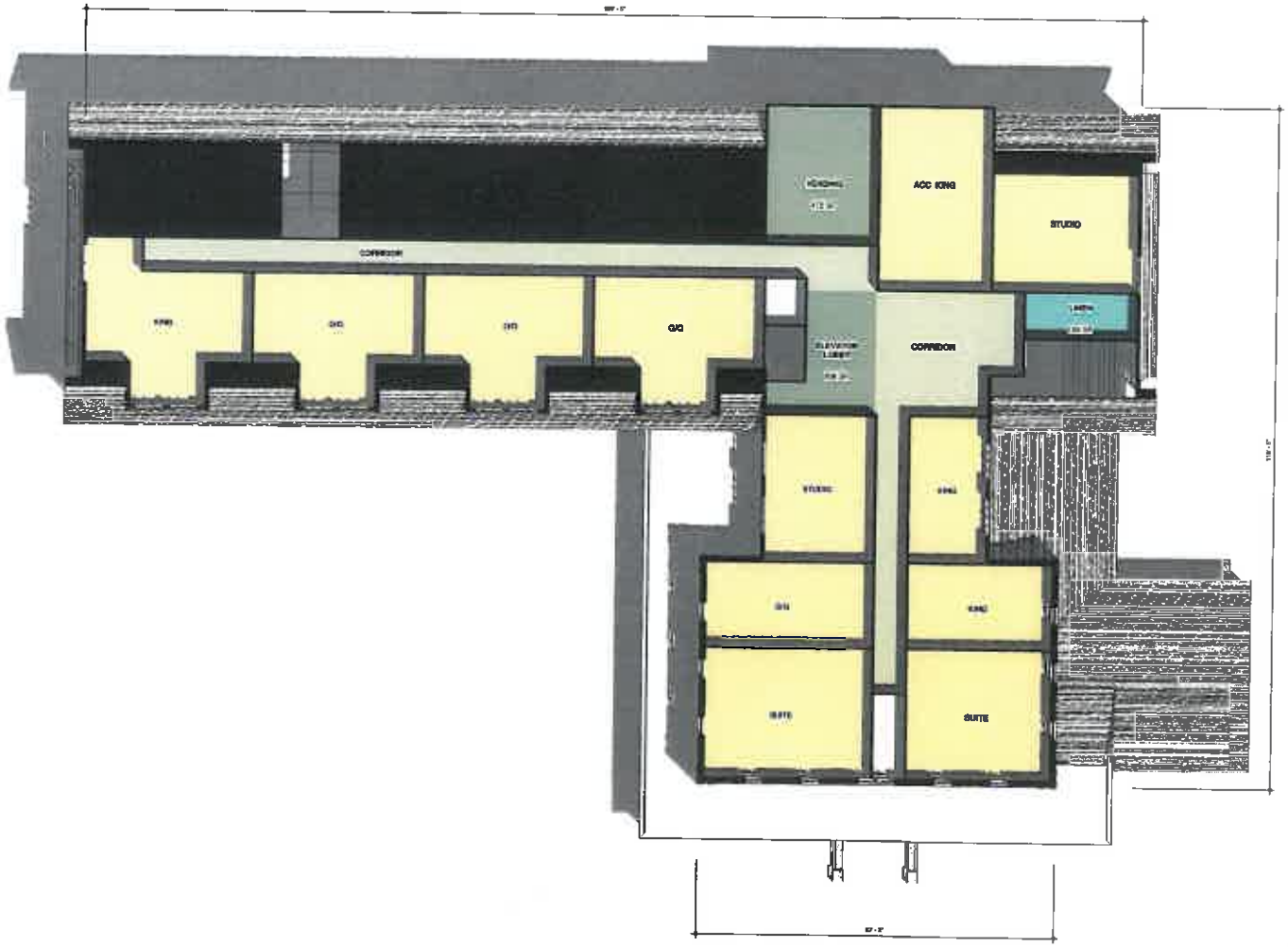
AMY LABELLE & CESAR ARBOLEDA
345 ROUTE 101, AMHERST NH 03031

THE INN AT LABELLE WINERY
340 ROUTE 101, AMHERST NH 03031

NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

A-102



ROOM LEGEND

- BACK OF HOUSE
- CIRCULATION
- GUESTROOM
- PUBLIC

NET SQUARE FOOTAGE SUMMARY - 3RD FLOOR	
Department	Area
BACK OF HOUSE	1[illegible] SF
CIRCULATION	1,[illegible] SF
GUESTROOM	[illegible] SF
PUBLIC	1[illegible] SF
	[illegible] SF
TOTAL GROSS SECOND FLOOR AREA:	11,540 SF

NET SQUARE FOOTAGE SUMMARY - BUILDING	
Department	Area
BACK OF HOUSE	[illegible] SF
CIRCULATION	[illegible] SF
GUESTROOM	11,[illegible] SF
PUBLIC	[illegible] SF
RETAIL	[illegible] SF
	31,[illegible] SF
TOTAL GROSS BUILDING AREA:	36,[illegible] SF

THIRD FLOOR CONCEPTUAL PLAN

BMA Architectural Group, P.C.

AMY LABELLE & CESAR ARBOLEDA
345 ROUTE 101, AMHERST NH 03031

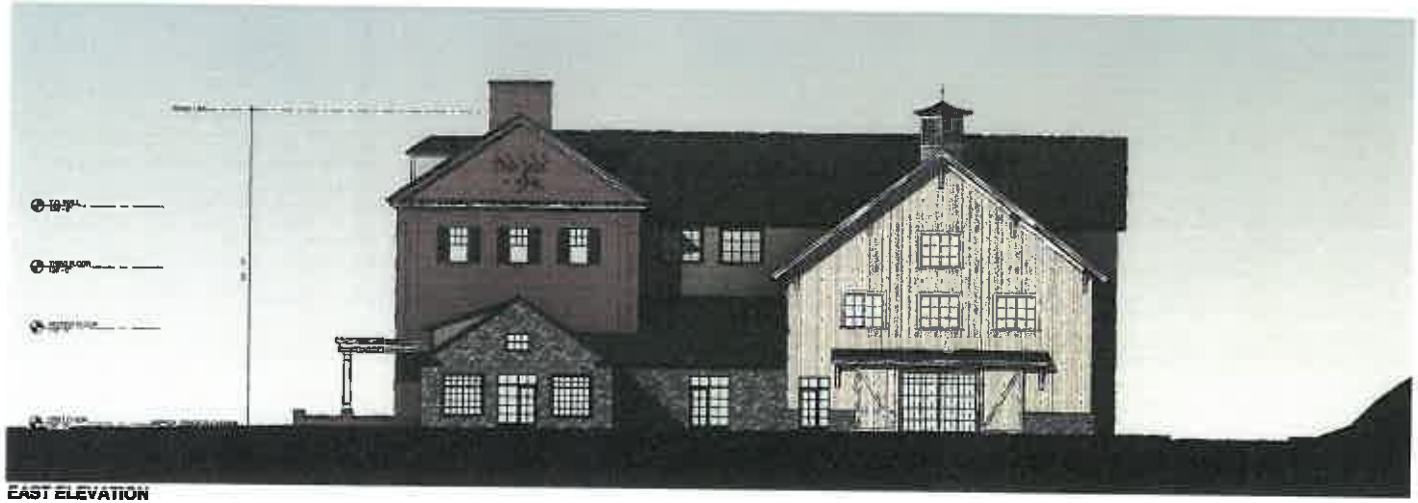
THE INN AT LABELLE WINERY
345 ROUTE 101, AMHERST NH 03031

NOT FOR CONSTRUCTION

THIRD FLOOR CONCEPTUAL PLAN

A5103

SOUTH ELEVATION



EAST ELEVATION

MATERIALS LEGEND:

- BARN BOARD SIDING
- WOOD SHAKE SIDING
- WOOD SHAKE SIDING - WHITE
- WOOD TRIM - PAINTED
- MODULAR BRICK
- PRECAST
- GRANITE WATER TABLE
- STONE
- METAL ROOF
- ASPHALT SHINGLE ROOFING

BMA Architectural Group, P.C.

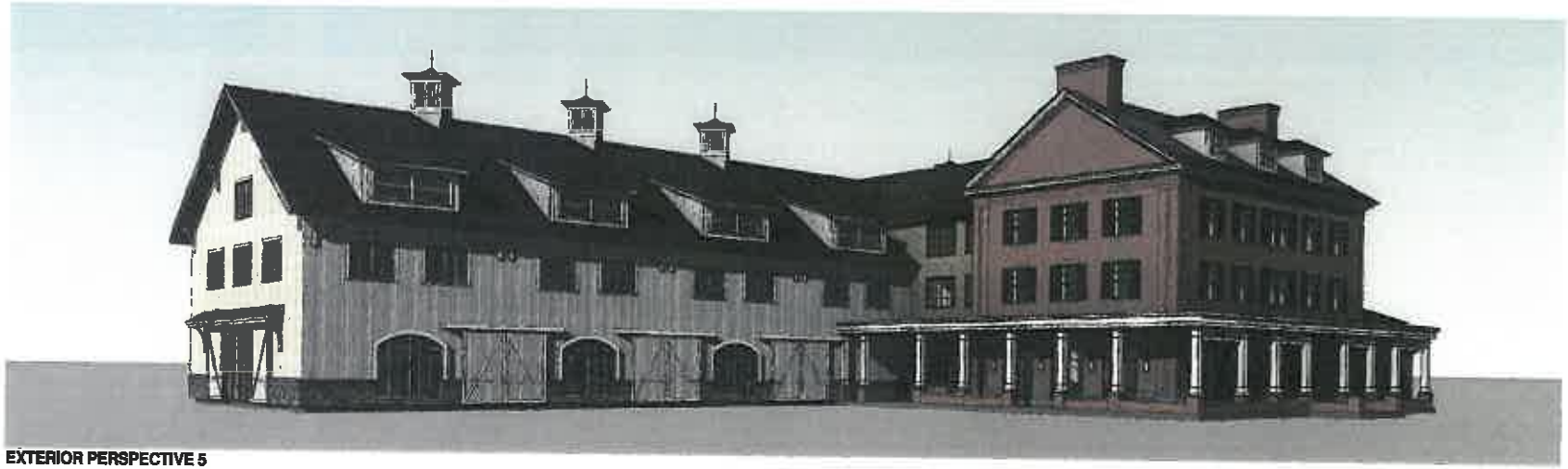
AMY LABELLE & CESAR ARBOLEDA
340 ROUTE 101, AMHERST NH 03031

THE INN AT LABELLE WINERY
340 ROUTE 101, AMHERST NH 03031

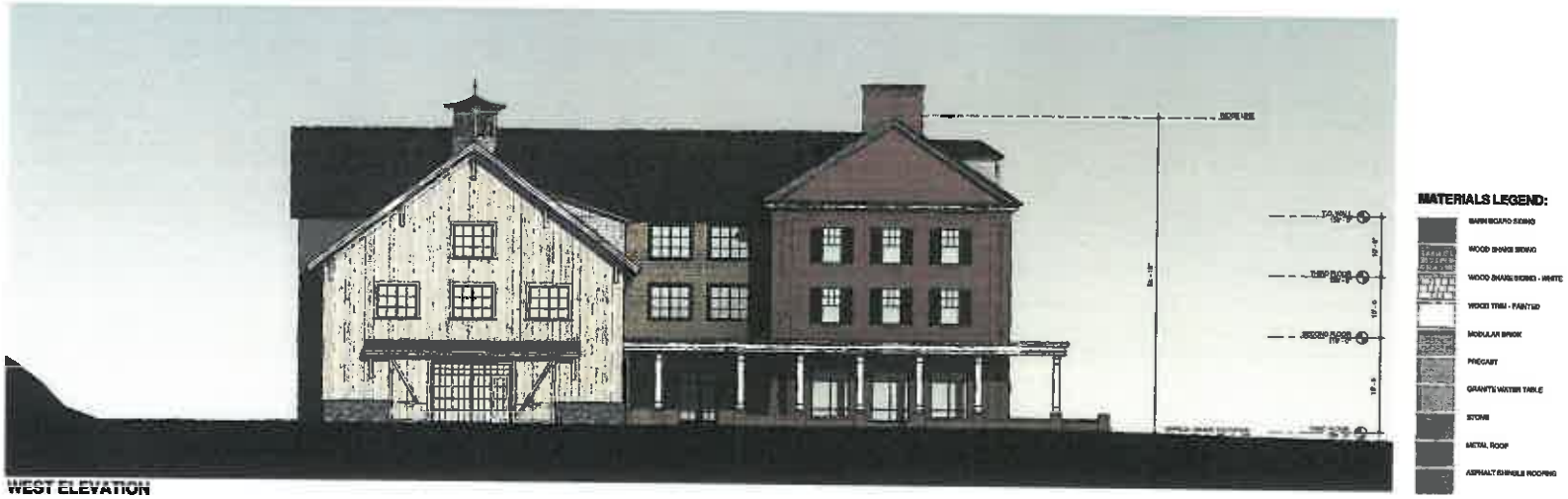
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-201

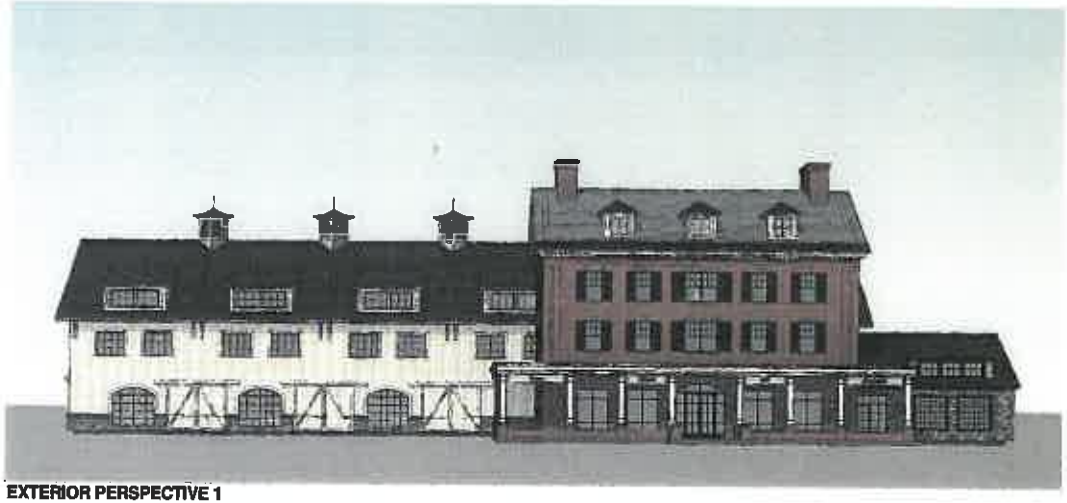


EXTERIOR PERSPECTIVE 5



WEST ELEVATION

BMA Architectural Group, P.C.	AMY LABELLE & CESAR ARBOLEDA 348 ROUTE 101, AMHERST NH 03031	THE INN AT LABELLE WINERY 348 ROUTE 101, AMHERST NH 03031	NOT FOR CONSTRUCTION		EXTERIOR ELEVATION + PERSPECTIVE A-202



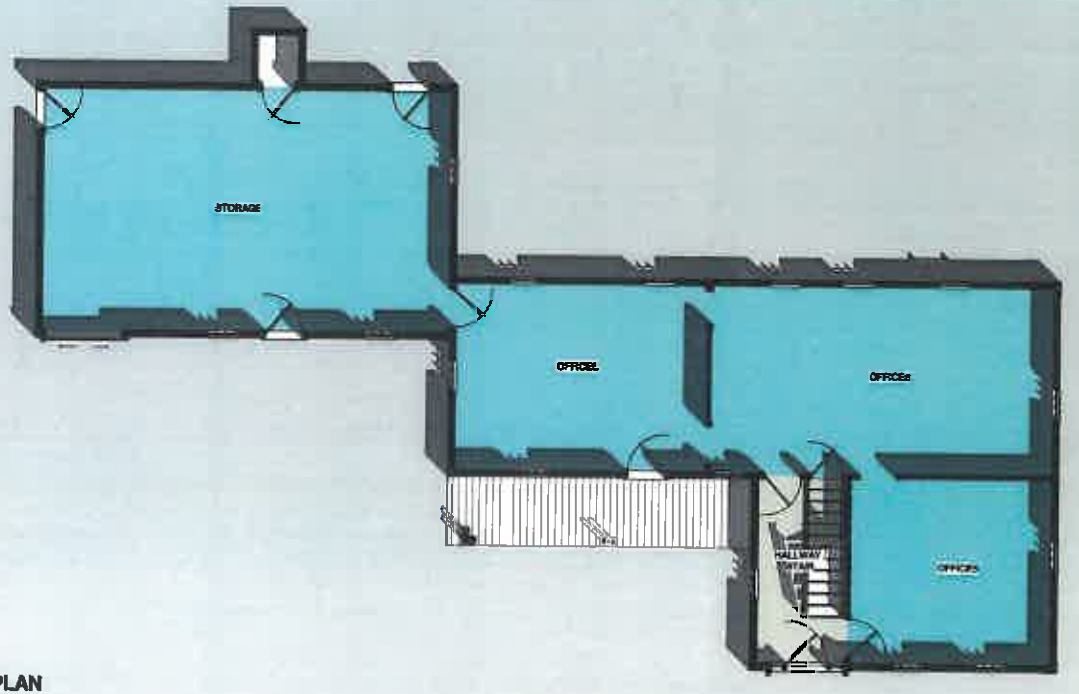
EXTERIOR PERSPECTIVE 1

EXTERIOR PERSPECTIVE 2

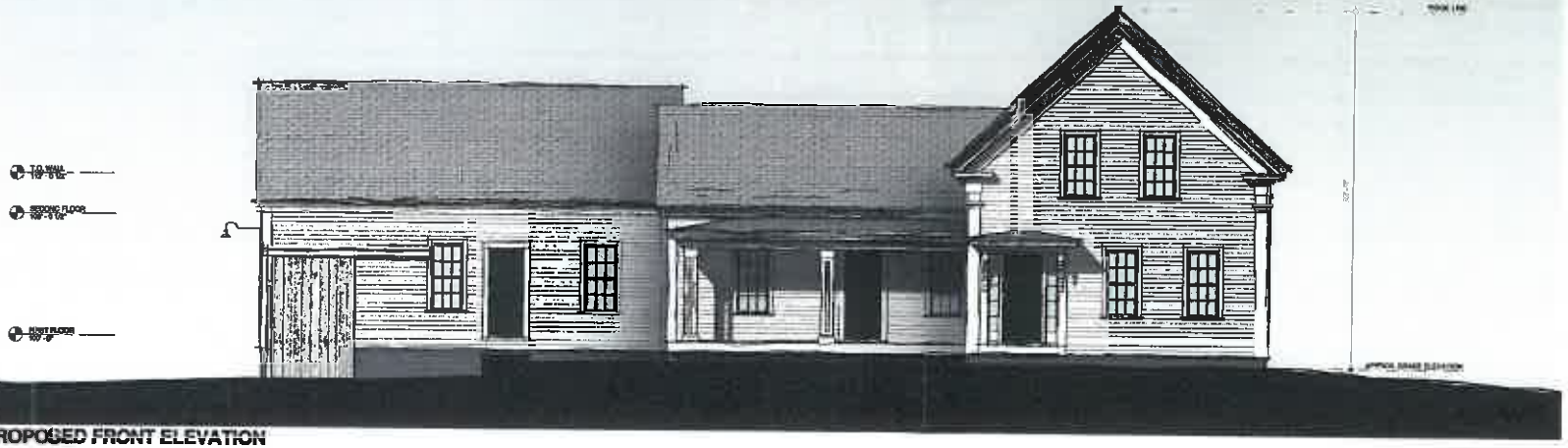
EXTERIOR PERSPECTIVE 3

EXTERIOR PERSPECTIVE 4

BMA Architectural Group, P.C.	AMY LABELLE & CESAR ARBOLEDA 345 ROUTE 101, AMHERST NH 03031	THE INN AT LABELLE WINERY 345 ROUTE 101, AMHERST NH 03031	NOT FOR CONSTRUCTION		EXTERIOR PERSPECTIVES A-103



PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT ELEVATION

ROOM LEGEND

- BACK OF HOUSE
- CIRCULATION

MATERIALS LEGEND:

- BARN BOARD SIDING PAINTED
- CLAPBOARD SIDING - PAINTED
- WOOD TRIM - PAINTED
- ASPHALT SHINGLE ROOFING
- GRANITE FOUNDATION

BMA Architectural Group, P.C.

AMY LABELLE & CESAR ARBOLEDA
340 ROUTE 101, AMHERST NH 03031

LABELLE ADMIN OFFICES
340 ROUTE 101, AMHERST NH 03031

PROPOSED PLAN & ELEVATION

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