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## **Project of the Month: Fulcrum Associates completes 45 acre artisan village style LaBelle Winery Derry**

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Derry, NH Fulcrum Associates recently celebrated the completion of their second project for LaBelle Winery. The new LaBelle Winery Derry is an artisan village style property that is home to LaBelle Links Golf Course; Mini Links Mini-Golf; Americus Restaurant; LaBelle Market; LaBelle Winery, and Tasting Room; an event center; and a vineyard. Fulcrum is in the process of constructing the next phase of the property, a champagne style house, including a tasting room and space where sparkling wine will be produced.

The 45-acre property is located on Rte. 111 on the site of the former Brookstone Park. LaBelle Winery is a family business run by winemaker Amy LaBelle and her husband Cesar Arboleda. The "village" will be home to several outdoor and indoor gathering areas, including the 9-hole par-3 golf course, which will be open to the public as well as offer memberships, and a miniature golf course. A 3-acre vineyard producing three varieties of grapes was planted earlier this year. The champagne house, its adjoining performance space, and an area for private wedding ceremonies are also under development. The new tasting room will showcase LaBelle's more than 40 award-winning wines, which will be available for tastings and sampling.

Distinguishing features of the newly redeveloped property include its two wedding and event venues; one accommodating more than 300 guests, and the other accommodating 150. The education center where guests can take cooking, beverage-making, and many different lifestyle classes is also ideal for corporate and private events. “Our goal is to create one of the best wedding and event venues in the area,” says owner Amy LaBelle. The updated, family-friendly restaurant “Americus” has an upscale yet casual feel. Americus boasts seating for 200+ guests between the restaurant and bar; including a 50-person private dining room, as well as a 100+ outside patio dining area. The menu will include healthy farm-to-table American cuisine and wood-fired pizzas. The event, and restaurant building are surrounded by mature landscaping, and a pond with a fountain feature.

LaBelle Market, adjacent to Americus Restaurant, offers on-site shopping for take home gourmet prepared foods and LaBelle’s “The Winemaker’s Kitchen” line of culinary products. Other premier partners’ products include fine chocolates, cheese, artisan breads, flowers and gifts. The property also includes numerous flower, herb, and vegetable gardens which provide ingredients, and products used in the restaurant and market - truly providing a farm to table experience to guests.

Fulcrum Assocs. partnered with the LaBelle team and Niemitz Design Group for the development effort. Meridian Land Services provided the civil engineering for the re-development. Jeff Luter, Jennifer Bartholomay and Kirk Oby lead the Fulcrum team along with Peter Niemitz and Tyler Youngblood of the Niemitz Design Group.