

**BRANDON DEVELOPMENT REVIEW BOARD HEARING  
MARCH 28, 2018  
CONDITIONAL USE #5933  
APPLICANT/LANDOWNER: JOSEPH & CRYSTAL BRESSETTE/FORESTDALE MANOR  
MHP/FORESTDALE MOBILE HOME PARK #1**

**Board members present: John Peterson, Tom Bohler, Amber Lovely-Lee, Bob Clark,**

**Others present: Anna Scheck, Joseph Bresette, Dave Atherton, Hillary Knapp, Clerk**

The hearing was opened at 7:01pm

The warning was read and found to be in order.

Joseph Bresette, Anna Scheck and Dave Atherton were sworn in.

The following people requested interested party status: n/a

Bob Clark asked to recused himself from the hearing as he has had dealings with the owners of the mobile home park.

**Joseph Bresette:** The existing mobile home was taken out of the park and he would like to put new mobile home in. The new one will be 14' wide as it is hard to find a 12' wide mobile home anymore.

There is a 4" hitch that is included in the length of the mobile home.

They have been replacing the mobile homes in the two parks with the requested size mobile home in this application.

Homes no bigger than the one that has been replaced would be added into the mobile home park.

Joseph is willing to remove the hitch once the mobile home is brought into the park.

If he could find anything smaller he would put it in there, however he cannot find a smaller mobile home.

**Anna:**

The existing mobile home was removed by the town a few months ago.

Anna gave Exhibit A to board members and Joseph Bresette, which outline the condition recommendations the Zoning Administration would like to see applied to this permit.

No increase to the number of bedrooms in the mobile home.

**John:**

I understand that the size of the mobile home includes the length of the hitch, is the removal of the hitch difficult??

**Joseph:**

Removal of the hitch is not difficult to do.

**Dave Atherton:**

I would like to reiterate what Anna Scheck has said in regards to recommendations and the mobile home needs to be on a pad or have skirting around it when built and put into the park, per the town plan.

**Joseph:**

When did the town pass in the zoning laws that the mobile homes had to be on pads or piers??

**Anna:**

Not sure when the zoning law was passed. If it was a new mobile home it would have to be on a pad or tied down.

**Dave:**

The foot print of the mobile home will be changing and the original mobile home was removed from the mobile home park.

**John:**

In regards to the issue of a different foot print: How will the new trailer fit on the existing pad or pillars??

**Joseph:**

There will be a foot difference on either side of the lay out. The mobile home that was removed was on concrete blocks. It would not be a problem to put the new mobile home on concrete block or adding a concrete footing before the mobile home will be put on the property. And you would want good skirting on the trailer.

**Dave:**

Section 618 of the BLUO states the safety standards for structures over 400 cubic feet, including mobile homes. This section of the BLUO would need to be followed if the mobile home was granted a permit to be installed.

**Anna:**

It would be good to have something from the contractor that it was stabilized and anchored correctly to show that the conditions were met, once the mobile home was installed.

**Joseph:**

Will call the State of Vermont and see what is required for the mobile home parks to have for anchoring and stabilization.

No further testimony, the hearing was closed at 7:20 .

Respectfully Submitted,

Hillary Knapp  
Development Review Board, Clerk