

BRANDON DEVELOPMENT REVIEW BOARD HEARING

JANUARY 25, 2023

CONDITIONAL USE APPLICATION #6230

APPLICANT/LANDOWNER: MARK BROTHERS

BOARD MEMBERS PRESENT: Sam Stone, Jack Schneider and Jim DesMarais

OTHERS PRESENT: Jason Sica, Sue Paro, Mark Brothers, Erynn Doaner, Andy Doaner, Maggie Doaner, Linda Grace, Carrie Fraiser, Josh Fraiser, Marty Feldman, Bill Moore, Judy Bunde, Jeff Biasuzzi and Hillary Knapp, Secretary.

The hearing was opened at 7:55pm

The warning was read and found to be in order.

Jason Sica, Sue Paro, Mark Brothers, Erynn Doaner, Andy Doaner, Carrie Fraiser, Josh Frasier, Marty Feldman, Bill Moore, Judy Bunde and Jeff Biasuzzi were sworn in.

Carrie and Josh Frasier and Jeff Biasuzzi requested and granted interested party status.

Mark: I am looking to construct a 18 hole miniature golf course that is 20,000 square feet with a Vermont theme. Half of the mini golf course will be ADA accessible. I am using 2 acres of the almost 36 acres of the property. The storm water permits have been issued. I have been using Otter Creek Engineering. There will be a parking lot and a miniature golf course on the property.

Jeff: Mark has engaged Otter Creek Engineering for the State permits and VTrans for the State Highway. This has been a carefully thought out this project. At the Town level this is not anything more than a recreational activity for the zoning district and that Mark has done a good job with preparing and addressing the project. The town has no objections to the application.

Sam: I am making sure that traffic with Route 7 has been addressed and parking, what does it look like?

Mark: There will be parking for approx. 40 vehicles, 2 of them would be handicapped spots. There are no permanent structures on the property. The club house will be a pre-built structure that is brought in and there will be no septic system there will be port a potties. The hours of operation and the amount of people will be there is in the application. We plan on being open from 10am to 9pm from Memorial to Columbus Day. We have 2,000 feet of road frontage and it is straight away and will clear out brush to be able to see down the road. The logging company put the driveway where it is now and is in the best place according to the State.

Sam: When the decision is written up and we do a list of conditions, is that something that the application and the decision would read, could you see yourself in the future having longer hours?

Mark: We would like it to be an outside business, once it was cold we would not want it to be there.

Jack: Will there be any music?

Mark: There will not be any music or louder noises.

Jack: Will it just be the miniature golf, or will other events be held?

Mark: Not sure what I could use it for now, maybe down the road if the business is good enough maybe electric go karts or batting cages?

Sam: It sounds reasonable that what you want to limit it to is outdoor recreational activities and that is a good way for us to be able to frame it. All those items would fall within that realm. Daily usage of about 100 people?

Mark: There is not much research out there on mini golf places and I have called people that have miniature golf courses and have gone by what they have said and companies that construct the mini golf courses.

Jack: Will there be lights since it will be in October?

Mark: Yes, but they will only be on the course and will not be on when the course is closed.

Sam: For the sign, not looking for anything more than what the BLUO says?

Mark: Not more than what the BLUO has stated.

Jeff: Sign is compliant with the BLUO.

Bill: In regard to the Economic Development and Recreation Activities, Mark approached me a while ago and asked about this golf course happening and I am very excited for this, it is a low impact way to bring in people to town and a great economic impact for the town. Serves a need as the closest mini golf place is Mendon, we did have one mini golf place that was across from the Autumn Winery. We would be remised if we did not take this opportunity. A low impact way to use the land and involve everyone.

Mark: It will be more family-oriented recreation, something to do outside for about an hour. No permanent food will be on site.

Erynn: As the mom of a younger resident that loves to do things on the weekend, this would be right in town and would support the Town and would think it would be a great thing.

Carrie: Did you consider putting a gate on the parking lot for nighttime?

Mark: Yes, we would put boulders down and a gate on the property.

Carrie: We have little ones, and it would be nice to have something in town and right across the street.

Erynn: I do think it has potential for much bigger things, food trucks, events and leaves a lot of room for some cool things in Brandon.

Sam: The permit before us will be discussed and then later if other items are being added, it will come back before the board to approve additions.

Meeting was adjourned: 8:13pm

Hillary Knapp
Recording Secretary