

APPLIC. #6230

To: The town of Brandon  
From: Mark Brothers  
Date: 12-26-2022  
Subject: Summary of land use application

My application for land use approval is to build a 20,000 square foot 18-hole miniature golf course. The course will be a Vermont theme representing things Vermont is known for. Each hole will have a Vermont fact. Half the course will be ADA accessible. It will be located north of and adjacent to Smoke Rise campground.

There will not be a food concession stand. Prepacked ice cream and vending machine soda will be available. Food service trucks will be invited. No alcohol to be sold by the course. A pavilion with picnic tables will eventually be constructed for family gatherings or other events. Self-contained Porta Potties will be on sight for bathroom facilities.

The course will be a seasonal business from around May to October. Planned hours of operation will vary based on time of year and weekday/weekend. Typical hours will be 10:00 AM to 9:30 PM during busy season. The maximum players on the course at any given time will be 72. That would be during peak day/time. That should amount to approximately 30 vehicles.

The goal is to provide affordable family entertainment. It will have a positive effect on local businesses when people come from out of town. They will hopefully patronize restaurants and shopping. I will be coordinating with Parks and Recreation for events that can create rememberable times.

I'd like to keep future options open for other recreation activities such as batting cages and electric go karts. Also, use of the parking lot for different gatherings. Car cruises comes to mind.

Thank you



Mark Brothers

Application No.: 6230

*Town Office Use Only*

Town of Brandon  
49 Center Street  
Brandon, Vermont 05733  
Phone: (802) 247-3635  
FAX: (802) 247-5481

Tax Map # 02-01-24  
Parcel ID # 0079-2445 Date Completed: \_\_\_\_\_  
No. of Acres 35.6 Decision: \_\_\_\_\_  
Fee \$ 360 Check # 110 Rec'd by \_\_\_\_\_  
Zone RURAL DEV. Deed Reference B253 P584

**APPLICATION FOR LAND USE PERMIT**

Name and Address of Owner(s):  
Mark Brothers  
637 Marshall Phillips Rd  
Brandon, VT 05733

Home Phone: 802-247-8809  
Work Phone: cell 203-305-0944  
Fax Phone: \_\_\_\_\_  
Email mbrothers@yahoo.com

Name and Address of Applicant(s)  
(if different from property owner):  
\_\_\_\_\_  
\_\_\_\_\_

Home Phone: \_\_\_\_\_  
Work Phone: \_\_\_\_\_  
Cell Phone \_\_\_\_\_  
Email \_\_\_\_\_

Current property information/location (for boundary adjustments include for all parcels involved):  
2-1-24 map 2 35.6 acres 078-024-11543 2573 Grove St.

THIS APPLICATION IS FOR: (Check all that apply)

- Division of parcel into two or more parcels (Please complete Addendum B)
- Construction, reconstruction, conversion, structural alteration, relocation, enlargement of any building or other structure
- Landfill, mining, or excavation operations
- Substantial change in nature or intensity of the current use of any building, structure or parcel of

Application No.: \_\_\_\_\_

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: Current use is just land. No buildings
  
2. Give a detailed description of the PROPOSED project:
  - a) Describe the construction (include building dimension, size and location), and the proposed use: Construction of a miniature golf course near the middle of the property. It will be approximately 20,000 square feet with no current permanent buildings.
  - b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? yes If yes, describe dimension, size and location: Fencing to surround the course. Approximately 600 feet of fence.  
One sign out front per allowed size.
  - c) Does it involve a change of use? yes If yes, describe current use and proposed use: Current use is none. Proposed use is a miniature golf course.
  - d) Does it involve a subdivision or boundary line adjustment? no If Yes, Please complete Addendum B attached.
  - e) Does it involve construction of an agricultural structure or use? no If Yes, Please complete Addendum D attached.
  - f) Does it involve development or construction in a flood hazard area? no If Yes, Please complete Addendum E attached.

RECEIVED

NOV 9 2022

TOWN OF BRANDON

RECEIVED

NOV 30 2022

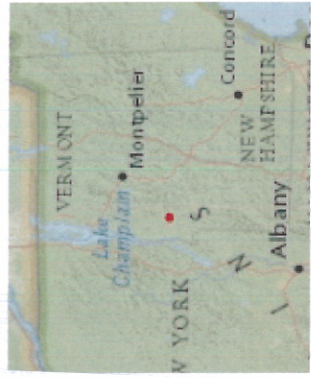
TOWN OF BRANDON





# Natural Resources Atlas

Vermont Agency of Natural Resources



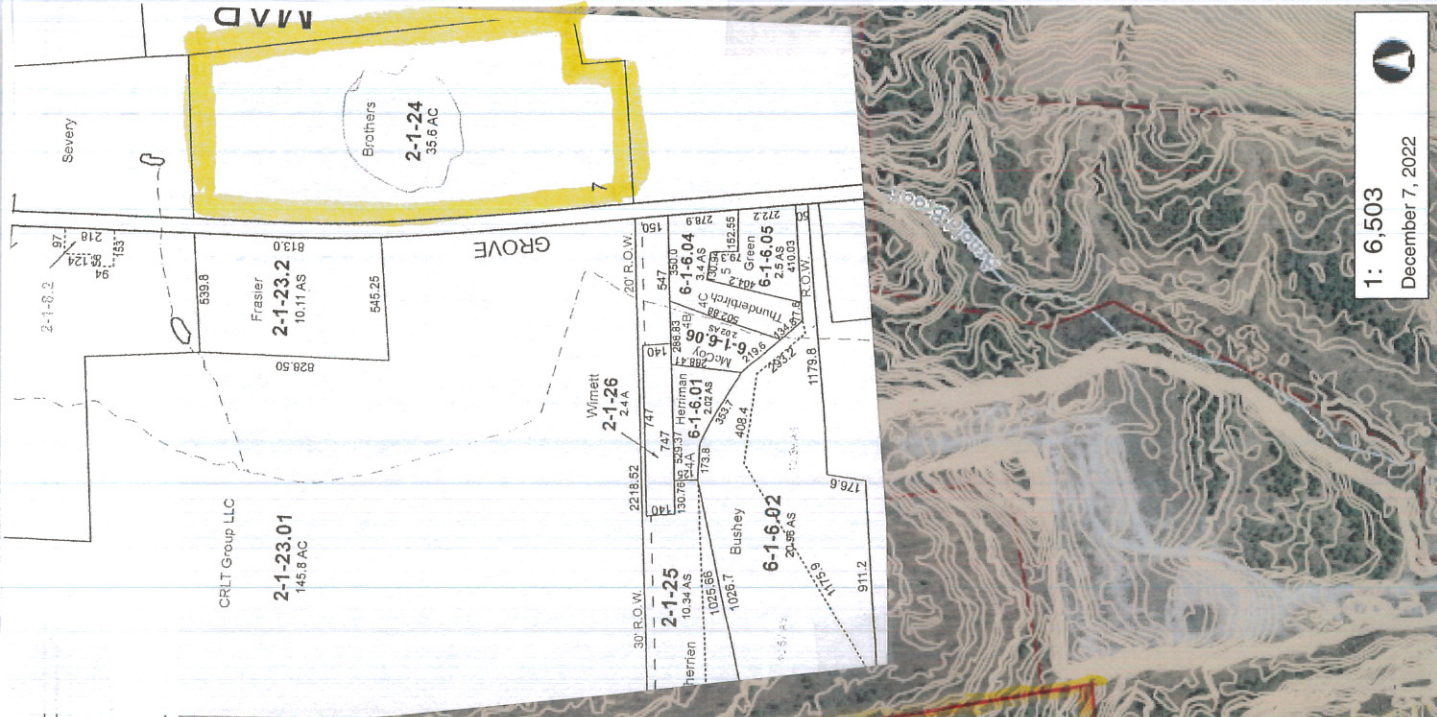
## LEGEND

- Contours - LIDAR 1ft.
  - Contour Line, Index Major
  - Contour Line, Index Minor
  - Contour Line, Intermediate Even
  - Contour Line, Intermediate Odd
- Parcels (standardized)
- Roads
  - Interstate
  - US Highway, 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads
- Stream/River
  - Stream
  - Intermittent Stream
- Town Boundary

APPLIC. # 6230

## NOTES

Map created using ANR's Natural Resources Atlas



1: 6,503  
December 7, 2022

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

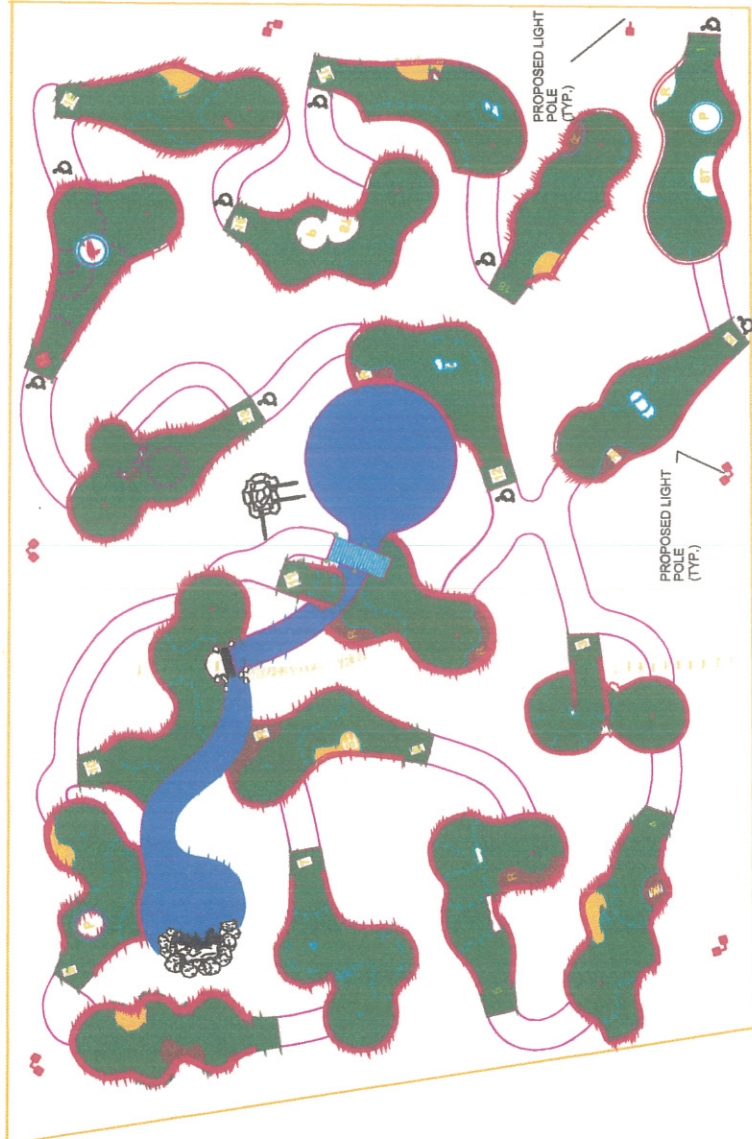
330.0 0 165.00 330.0 Meters

1" = 542 Ft. 1cm = 65 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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**\*NOTES:**

1. LIGHTS SHOWN ARE 1000w METAL HALIDE LIGHTS MOUNTED AT A 20 DEGREE TILT ON 25' POLES WITH 2' CONCRETE BASES FOR AN OVERALL MOUNTING HEIGHT OF 27' (APPROX. 8.23m)
2. THIS PLAN IS A SUGGESTED LIGHTING PLAN. PLEASE CONSULT WITH A LOCAL ELECTRICIAN TO CONFIRM WHAT IS SHOWN HERE WILL WORK FOR THE SITE & MEET LOCAL CODES.

**OTTERCREEK ENGINEERING**  
 451 East Main Street  
 Shelburne, VT 05488  
 Phone: 802.485.8422  
 Fax: 802.485.8422  
 110 Main Street  
 Shelburne, VT 05488  
 Phone: 802.485.8422  
 Fax: 802.485.8422  
 15 South High Street  
 Shelburne, VT 05488  
 Phone: 802.485.8422  
 Fax: 802.485.8422  
 Email: info@ottercreek.com

STAMP AND SIGNATURE

DESIGN NUMBER



**MARK BROTHERS**  
**MINI GOLF COURSE**  
**BRANDON, VERMONT**

|             |                    |
|-------------|--------------------|
| REVIEW      |                    |
| DATE        | 7/26/2022          |
| BY          |                    |
| FOR         |                    |
| PROJECT NO. | 100000             |
| SCALE       | 1"=20'             |
| DATE        | 11/02/21           |
| PROJECT     | PROPOSED SITE PLAN |

**C-2**

N 91 S

