

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

August 25, 2011 Meeting Minutes

Members Present: Theresa Breault, Ron Stancliff, Paul Trudell, & Chris Wiltshire

Members Absent: Karyn Allen, Brian Irwin, Gary Nolan & Jean Wickart

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: Graham Kirk representing Green Mountain Arena & resident Terry Owen

Acting Chair Trudell called the meeting to order at 7:30 PM. The Board decided to table the July 14th and July 28th meeting minutes until the September 8th meeting.

WARNED HEARING: Green Mtn Arena, 704 Bridge St, CU, SDPA & Change of NC Use

ZA Thomas opened the hearing by explaining the application before the Board. He noted that applicant Green Mountain Arena LLC was seeking §500 Site Development Plan Approval and a §630 Conditional Use allowance to construct a 1,800sf addition to the existing hockey rink on parcel 07-301-1, which is located at 704 Bridge Street in the §260 Rural Residential Agricultural zoning district. He added that the proposed 30X60 addition to Green Mountain Arena would house a simulated/indoor golf driving range. He said that the application required Conditional Use and Site Development Plan Approval for the proposed 30x60 building under use Recreational Facility/Indoor and that the hockey rink's existing Accessory Retail and Food Use (snack bar) could be added to the proposed indoor driving range via §437 Change of Non-Conforming Use. He noted that the requested Bar use and the existing Accessory Retail and Food Use were proposed to serve the proposed golf simulators and the existing hockey rink. Graham Kirk, representing Green Mountain Arena, LLC explained that the request for the 30x60 building to house the golf simulators was intended to make the rink financially viable after the loss of the North American Hockey Academy to Jay. Mr. Kirk explained that the new building would house four golf simulators that were each 10x10x10 and that he hoped the addition of golf to the complex would attract a wider array of community members to the arena. He added that Green Mountain Arena, LLC wished to make beer available at the indoor golf driving range, as well as the existing concession stand in the hockey rink. Mr. Kirk explained that the beer would only be available in the arena during Rock Crushers games. Mr. Kirk also explained to the Board that he would like to add a 6x8 breezeway to the project that would connect the rink to the proposed driving range building. He said that the breezeway addition would decrease project costs and improve weatherization.

Member Trudell noted that the Board received a letter dated August 24th from Thomas Hirschak and Terry Owen opposing the project. Ms. Owen said that noise from the rink is a considerable issue for her and that she opposes the commercialization of the rink. Member Stancliff, citing the letter, said that he is concerned about adding alcohol to the rink and the proposed driving range building. Member Wiltshire noted that many of the concerns cited in the letter had nothing to do with the driving range proposal. ZA Thomas said that complaints regarding noise emanating from the rink's ice making venting system, while likely very valid, but were not germane to the pending zoning request. He said that the rink received Conditional Use & Site

Plan Approval in 2001 and that, other than the proposed Bar use request, the capacity of the rink, or the Rock Crushers new use thereof, should not be considered with pending zoning request. Mr. Kirk added that the capacity of the rink, based on the wastewater permit was no more than approximately 600 people. Member Breault requested a site walk of the property. A site walk was schedule for Thursday September 1st at 6:00 P.M. Mr. Kirk asked the DRB to permit the driving range before the site walk, otherwise the driving range building could not be constructed before winter. Member Wiltshire moved to go into Deliberative Session and recess the hearing until September 8th. Member Trudell requested a full site plan of the building, showing the proposed addition with the additional breezeway, and an interior architectural drawing showing the Bar use within the proposed driving range, both be submitted for the September 8th hearing. A vote of 4-0 affirmed Member Wiltshire's motion, provided that the aforementioned plans are available when the hearing reconvenes on September 8th.

The meeting adjourned at approximately 8:50 P.M.
Respectfully submitted by Todd Thomas, ZA