

QUECHEE LAKES MASTER PLAN
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ARTICLE I. SCOPE OF MASTER PLAN

1-1 The Quechee Lakes Master Plan is conceptual in nature. It represents an overall guide to the development of a large area consisting of about one fifth of the land area of the Town of Hartford. It designates areas for future development and prescribes estimated numbers and types of dwelling units for each. It also contains provisions for modifying the number of units as the development of each site is addressed. Further flexibility is provided through the possibility of amending the Master Plan to deal with unanticipated changes in the environment, the market, the applicable regulations, the technology associated with development or new land purchases by Quechee Lakes Corporation.

1-2 In accordance with the above, application for amendment to this Master Plan may be made by Quechee Lakes Corporation or any person, organization or entity who seeks to apply for a zoning permit on lands that they own or control.

1-3 The Master Plan text is accompanied by the following maps and exhibits:

1. Quechee Lakes Master Plan/Land Use Map (800 scale)
2. Quechee Village Commercial Village Area (200 scale)
3. DuBois and King Traffic Study
4. DuBois and King Sewer and Water Study and Letters
5. Letters of Approval

ARTICLE II. HISTORICAL REVIEW OF THE QUECHEE LAKES MASTER PLAN AND PROPOSED 1988 AMENDMENTS.

2-1 Historical Review - Major Master Plan Amendments. The original Quechee Lakes Master Plan was approved on September 27, 1971. This approval was based upon letters submitted to the Planning Commission by L. John Davidson. On May 23, 1980 the Planning Commission approved a major amendment to the conceptual Master Plan. The May 23, 1980 Master Plan Amendment approval was based upon letters, plans and impact studies covering water, waste water, traffic and fire protection. On August 15, 1980 the Master Plan was again amended to incorporate six lots and three condominium units in Section 5A. These units were derived from "Land Use Undetermined" allocations. On November 29, 1982 the Master Plan was amended to incorporate within the Master Plan the addition of 110 acres of the so-called "Bowman Property". In 1984 the Master Plan was, again, amended with respect to the so-called "Newton" and "Murphy Farm" parcels. (See Article VIII, References.)

2-2 Proposed Amendments. The proposed amendments in relation to the existing status are presented in Appendix A.

2-3 Unit Location Flexibility.

2-3A Minor variations/With respect to any specific development site within the Quechee Lakes Planned Development, Quechee Lakes Corporation shall be allowed to vary the number of units designated in the Master Plan for any specific development site by +/-5 units without affecting and change in the approved unit total for the entire Master Plan. Any such minor variation will come before the Planning Commission as a part of subdivision or site plan approval.

2-3B Major variations/Any increase of the number of units contained in a specific development site which exceeds 5 units shall be deemed a major variation and shall require an amendment to Appendix A of the approved Quechee Lakes Master Plan with respect to the proposed amended number of units within said development site, at which time the entire tabulation will be updated including whatever adjustments are needed to offset the increase.

2-3C Where a minor or major variation of the number of units in a specific development site results in a decrease in the number of units for that site, the number of units so decreased may be reallocated to other specific development sites.

ARTICLE III. MASTER PLAN PARAMETERS AND DEFINITIONS

3-1 Total Affected Area (in +/- Acres)

3-1A Master Plan:

September 1971 4,957 acres (approximate)

Amendments:

May 1980 20 acres (Westenfeld)

November 1982 110 acres (Bowman)

January 1984 17 acres (Murphy)

Subtotal 6 acres (Newton)
5,110

Adjustments 20 acres (based upon
final calculated
acreages from
recorded mylars)

Subtotal 5,130 acres

February 1988 40 acres (Kelly)

Total (through 1988) +/- 5,170 acres

3-1B Permitted residential density (dwelling units
per acre)

This project scope consists of approximately
2500 residential units on approximately 6000
acres, specifically a ratio of one dwelling
unit per 2.4 acres.

3-1C Total authorized number of dwelling units
In accordance with the permitted density in
3-1B, the total authorized number of dwelling
units shall be 2154. Any additional units
resulting from development of farmstead
second lots or dwelling units in commercial
areas shall not be included in this total.

3-1D Additional land purchases by Quechee Lakes
Corporation

In the event Quechee Lakes Corporation
purchases additional contiguous residential
acreage in the Town of Hartford, it shall
amend this Master Plan to add these lands and
be permitted to subdivide and plat for
additional dwelling units at the ratio of one
unit for every 2.4 acres of the total
contiguous residential lands within the P.D.
In the event Quechee Lakes Corporation
purchases additional non-contiguous lands in
the Town of Hartford, the use and development
of such lands shall be determined pursuant to
the Town Zoning and Subdivision Regulations
then in effect.

3-2 Proposed Breakdown of Areas. The breakdown of areas
compared with the 1980 approval is presented as
Appendix B.

3-3 Definitions

3-3A Single-family Dwellings - A residential
building designed for and occupied by one
family only and detached from other such
structures.

- 3-3B Cluster Housing Sites - A zero lot line residential development of single-family detached units where the units are concentrated in a specific area(s) of the site in order to allow the remaining land to be utilized for recreation, common open space and the preservation of environmentally sensitive features.
- 3-3C Two-family and Multi-family Dwellings on Condominium Sites - A residential building designed for or occupied by two or more families living independently of each other in individually owned dwelling units any of which are connected by common walls.
- 3-3D Common Land - Common land is defined for this Master Plan in terms of what it includes. The categories are:
- (a) QLLA-owned property (all amenities, lakes, village green, greenbelt, miscellaneous open area)
 - (b) Committed Greenbelt
 1. Sectional greenbelts
 2. Flood plain/wildlife
 - (c) Roads
 - (d) Greenbelt easements
 - (e) Other parcels dedicated for public purposes (sewage treatment plant, school site, fire station, pumping station, church lot)
- 3-3E Town of Hartford Zoning and Subdivision Regulations - Except as otherwise modified herein all definitions of terms as contained in the Town of Hartford Zoning and Subdivision Regulations are incorporated herein by reference.
- 3-3F Collector Roads - Major vehicular roadways serving more than one cluster home area or condominium area.
- 3-3G Access Roads - Roads providing access to condominium or cluster home development areas or five or more individual lots.
- 3-3H Private Driveways - Ways providing access to four (4) or less single family lots, or common parking areas for cluster home or condominium areas.
- 3-3I Country Parcel - A single family lot containing not less than 2 acres.

- 3-3J Farmstead - A single family parcel consisting of 2 lots and containing not less than a total of 4 acres. Each parcel is considered one unit for Master Plan calculations.
- 3-3K Woodstead - A single family lot containing not less than 6 acres.
- 3-3L Guest House - A non-rental accessory structure intended for occupancy by family and friends.

ARTICLE IV. DEVELOPMENT STANDARDS

4-1 General Standards. The following development standards shall apply to all residential, commercial or other structures built, constructed or modified within the Quechee Lakes Planned Development.

4-1A Quechee Lakes Corporation its successors or assigns shall have the right to install, maintain, repair and replace under, over and upon the land or upon any right of way which abuts any said land such electrical light, power, telephone, and telephone poles and wires, water, sewer, gas, and drainage pipes, mains and conduits, roads, catch basins, surface drains and culverts; and such other facilities, installations and appertenances, as Quechee Lakes Corporation may deem necessary or convenient in connection with the provisions of adequate drainage, sewage disposal, water, gas, electricity, telephone and telegraph communication, and other utilities to any other portion of the land within the Quechee Lakes development.

4-1B The height of any residential or commercial building or structure shall be limited to 30 feet measured vertically on any part of the building or 40 feet measured from the highest ridge to the lowest sill of the building.

4-2 Single Family Dwellings on Individual Lots. The following development standards shall apply to all single family homes built on subdivided lots within the Quechee Lakes Corporation P.D.

4-2A No building or part thereof shall be erected, placed or permitted to remain on any single family lot within 40 feet from any public right of way and within 25 feet from any side or rear lot line.

- 4-2B Single family lots shall be used only for single family residential purposes. A dwelling may have as accessory to it a garage of not more than three car capacity and other accessory structures which may include storage buildings, boat sheds, swimming pools, tennis courts, terraces, decks, porches, playhouses, and other customary accessory structures. Lots which contain two acres or more may have a guest house. Guest houses shall not exceed twenty (20) feet in height. Farmsteads and woodsteads may have a barn.
- 4-2C The minimum lot size for newly subdivided single family lots shall be one acre.
- 4-2D Shared driveways are encouraged where possible.
- 4-2E. Two parking spaces per unit is the minimum required and no parking space shall be within 10 feet of a property line.
- 4-3 Single Family Dwellings on Cluster Housing Sites. All cluster homes shall be constructed in accordance with the following standards:
- 4-3A No building or part thereof shall be erected or placed on any cluster home area or site within 40 feet from any public right of way and within 25 feet from any side or rear lot line.
- 4-3B The units shall be detached and have no common walls.
- 4-3C The units may be built on a zero lot line subdivision basis with the common area not including the exterior walls of the units.
- 4-3D The fee simple interest of the unit owner shall include all structural components of the free standing building, such as basements, exterior walls and roofs.
- 4-3E The units shall be clustered together on sites and the overall density shall not exceed one unit per acre. The remaining undeveloped acreage resulting from the clustering will remain common land of the cluster homeowners association or its designee.
- 4-3F The units shall be separated from each other by a minimum of 50 feet.

- 4-3G Any improvement (e.g., roads) serving only a cluster development will be maintained by that cluster development's homeowners association.
- 4-3H Cluster housing sites may contain other structures or uses such as club houses, garages, swimming pools, tennis courts, stables, putting greens and similar uses or structures.
- 4-3I Two parking spaces per unit is the minimum required and no parking space shall be within 10 feet of a property line.
- 4-4 Two-Family and Multi-Family Dwellings on Condominium Sites. All two-family and multi-family dwellings on condominium sites shall be constructed in accordance with the following standards:
- 4-4A No building or part thereof shall be erected or placed on any condominium site within 40 feet from any public right of way and within 25 feet from any side or rear lot line. If the side or rear lot line abuts a greenbelt or common land area of at least 15 feet in width that setback may be reduced to 10 feet from that side or rear lot line.
- 4-4B The density of dwelling units on condominium sites shall not exceed four (4) units per acre.
- 4-4C Condominium sites may contain other structures or uses such as club houses, garages, swimming pools, tennis courts, stables, putting greens and other similar uses or structures.
- 4-4D Two parking spaces per unit is the minimum required and no parking space shall be within 10 feet of a property line.
- 4-5 Commercial Uses Within the Quechee Lakes P.D. The following development standards will apply in all designated commercial areas or residential-commercial areas:
- 4-5A The following commercial uses are permitted subject to Planning Commission approval: grocery stores, drugstores, food businesses, beverage businesses, entertainment businesses, specialty shops, theaters, bowling alleys, places of indoor amusements, arts and crafts stores, offices, financial

institutions, antique shops, post offices, personal service shops, telephone, telegraph and utility offices, libraries, real estate offices, bed and breakfasts, motels, lodging houses, and insurance offices.

4-5B In addition, dwelling units may be permitted within commercial areas as accessory uses to permitted commercial uses in numbers considered appropriate by the Planning Commission, where they will not detract from the predominant commercial use of such areas.

4-5C In approving proposed commercial uses the Planning Commission shall find that the proposed use is compatible with the immediate neighborhood. In rendering its decision on compatibility the Planning Commission may consider; noise, glare, traffic generation, vibration or other criteria appropriate to the proposed use and neighborhood.

4-5D The parking requirements in commercial areas will be based on the requirements of the Town Zoning Regulations then in effect.

4-5E The inclusion of the Newton Inn parcel in the Commercial area is based on the proposal for a hotel and conference center and 800 square feet of office space. Other types of commercial use, except as accessory to the center will not be permitted without an amendment to this Master Plan.

The inclusion of the Westenfeld and Fowler parcels in the Commercial area is based on use of the existing buildings for office space. Expansions of these structures are not permitted without an amendment to this Master Plan.

4-6 Common Lands- Maintenance and Perpetuity. To the extent applicable, Quechee Lakes Corporation and Quechee Lakes Landowners Association shall work together to administer any regulations for control and maintenance of common lands designated in this Master Plan.

Common land conveyed by Quechee Lakes Corporation shall remain common land in perpetuity unless and until its use designation is changed by the unanimous agreement of the Planning Commission, Quechee Lakes Corporation or its successors and assigns and Quechee Lakes Landowners Association.

ARTICLE V. ROAD STANDARDS

- 5-1 Collector and Access Roads. All collector and lateral access roads shall be built to the standards of the Town Highway Ordinance then in effect. The Planning Commission may relax the grade standard to twelve (12) percent where an emergency or second access road is provided.
- 5-2 Private Drives to Access Four (4) Units or Less.
- 5-2A A right of way of 30 feet will be provided for every private drive serving four (4) units or less. Said rights of way will be shown on the plat.
- 5-2B The completed gravel surface of the traveled way shall be not less than 12 feet wide.
- 5-2C The sub base of roadway shall be not less than 12 inches of base gravel (stone size typically not to exceed 6 inches). The finish or topcoat of driveway shall be not less than 2 inches of shoulder stone or pavement.
- 5-2D Maximum grade on any said driveways shall not exceed fifteen (15) percent.
- 5-3 Internal Condominium or Cluster Home Site Driveways. Driveways and parking areas shall be planned; designed and reviewed pursuant to the site plan review process for each condominium or cluster home site.
- 5-4 Dead End Roads. The Planning Commission may modify the limitations of the Town Highway Ordinance regarding length of dead end roads where an emergency or second access road is provided or where allowed by the Subdivision Regulations.
- 5-5 Driveway Access. Any driveway, entrance, or approach within the limits of the right-of-way of any street or highway shall be subject to the Town Driveway Access Ordinance then in effect.
- 5-6 Arterial Roads. Where any proposed subdivision developed pursuant to this Master Plan abuts an arterial road as indicated on the approved road plan, the Planning Commission may require that land be reserved or dedicated for future road widening.

ARTICLE VI. SIGNS

- 6-1 Direction Signs. Directional signs may be located at any major intersection and may be similar in size and design to the existing Quechee Lakes directional signs. The actual size of any sign may vary and shall be depend upon the number of directions displayed. In no event shall a directional sign exceed 32 square feet on each side.
- 6-2 Destination Residential Location Signs. These signs may be located adjacent to the road network right of ways and at the entrance to the various P.U.D. section designations. Examples of the destination residential location signs are the "Jay Hill", "Dutton Hill", and "Newton Hill" signs presently existing within the development. Each sign shall not exceed 32 square feet on each side.
- 6-3 Condominium/Cluster Housing Development Signs. These signs may be located at the entrances to specific condominium or cluster housing development areas and would be similar in style and size to those currently utilized for existing condominium areas. Each sign shall not exceed 32 square feet on each side.
- 6-4 Model Open House Temporary Sales Signs. These signs are directional signs approximately 4 square feet in size. They are utilized to assist potential customers and travelers identify the development sites and various model units. The signs are temporary in nature and shall be removed upon the completion of sales at each development site.
- 6-5 Other Signs. Other types of signs may be necessary as the development progresses. All other signs or types of signage shall be subject to approval of the Planning Commission. Any such "other signs" shall be presented to the Planning Commission for review and their utilization shall depend upon the size, purpose, and necessity for their use.

ARTICLE VII. PROCEDURES FOR SUBDIVISION AND SITE PLAN APPROVAL

- 7-1 The procedures of the Town Zoning and Subdivision Regulation will be followed in general.
- 7-2 Every project involving creation of cluster housing or condominium property will be treated as a major subdivision, and subject to simultaneous subdivision and site plan review.
- 7-3 Green belts will be numbered and areas indicated.

- 7-4 Plats will be designated in the title block by an appropriate name, with the map number and range of lot numbers indicated. This will apply to multi-family (condominium) unit numbers, or single-family (cluster) unit numbers.
- 7-5 Proposed street names will be shown on the plats.
- 7-6 All plats for single family housing, including clusters, will be presented at a scale of at least 100 feet to the inch.
- 7-7 All plats for multi-family condominium units will be presented at a scale of at least 50 feet to the inch.

ARTICLE VIII. REFERENCES

This article is meant to include exhibits of all relevant or associated documents that may serve as references. The list may not be exhaustive. In case of conflict between the Master Plan and any other document, the Master Plan shall be the conclusive authority.

Recognizing the complex history of the Quechee Lakes Development, inadvertent errors or omissions to the specific provisions of this Master Plan, which can be corroborated by adequate references thereto, shall be expeditiously reviewed and may be incorporated as amendments to this Master Plan without further application fee.

Furthermore, this Master Plan shall incorporate by reference the terms and conditions of the Quechee Lakes Corporation-Quechee Lakes Landowners Association Open Space Agreement. In the case of any inadvertent conflict of the specific provisions contained herein with the provisions and conditions contained within the Quechee Lakes Corporation-Quechee Lakes Landowners Association Open Space Agreement, the provisions and conditions of the Quechee Lakes Corporation-Quechee Lakes Landowners Association Open Space Agreement shall be the conclusive authority.

APPENDIX A
Proposed Amendments to the Master Plan
Regarding Distribution of Units

A-1 SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS

	<u>Previously Approved Total (1998)</u>	<u>Revised Total (2004)</u>	<u>Revised Total 2007</u>	<u>Revised Total 2013</u>
Section 1	66	62	62	62
Section 2	177	166	166	166
Section 3	98	96 *	96	96
Section 4	174	174	174	174
Section 5	409	412	413 ***	381*****
Section 7	232	231 **	230 ****	230
Total lots	1156	1141	1141	1109

* Section 3 single family dwelling units were reduced in 2004 from 98 units to 96 units as per decision in #04-10 and #04-11 dated 04/21/04. The units were reallocated to Section 5.

** Section 7 single family dwelling units were reduced in 2004 from 232 units to 230 units as per decision in #04-57 dated 09-03-04. The units were reallocated to Section 5.

*** Section 5 single family dwelling units were increased in 2007 from 412 units to 413 units as per decision in #07-04. The units were allocated from Section 7.

**** Section 7 single family dwelling units were decreased in 2007 from 231 units to 230 units as per decision in #07-04. The units were reallocated to Section 5.

***** Section 5 single family dwellings were decreased from 413 units to 381 units as per decisions in #13-03 and 13-04.

A-2 SINGLE FAMILY DWELLINGS ON CLUSTER HOME SITE

	<u>Previously Approved Total</u>	<u>Revised Total (2007)</u>
Highland	0	28
Bowman	40	25
Section 5, Area 6	0	30
Section 5, Area 7	0	5
Section 5, Area 8	0	22
Section 5, Area 9	0	43
Section 5, Area 10	0	45
Section 5, Area 11	0	61
Section 5 Cluster	150	5
Home Undetermined		
Total Units	196	264

A-3 TWO-FAMILY AND MULTI-FAMILY DWELLINGS ON CONDOMINIUM SITES

<u>Previous Master Plan Approved Total</u>		<u>Revised Total (2007)</u>	
Coach Road	30	30	
Kingswood	94	94	
Snow Village	19	19	
Sugar Hill	28	28	
Salt Box	56	56	
New Quechee Village	0	22	(as per decision in #04-20 dated 04/21/04)
Section 3, Area 1	0	14	
Section 3, Area 2	0	6	
Mill Run	50	50	
Birchwood	20	20	
Quechee Hollow	24	24	
Ridge	28	28	
Paddocks	25	25	
Section 5, Area 3	0	18	
Section 5, Area 4	0	18	
Section 5, Area 5	0	16	
Section 5, Area 7	0	10	
Section 5, Area 11	0	18	
Greensway	12	12	
Landmark	16	16	
Fairway Village	27	27	
Dartmouth Place	28	28	
Lakeland Village	24	24	
Windsor Village	25	25	
Deere Run	45	45	
Newton Village	35	35	
Fox Hollow	24	24	
Edgewater Farm	28	19	
Highland	30	0	
<hr/>			
Two Family and Multi Family			
	Total 668	751 (See above)	

A-4 LAND USE UNDETERMINED

	<u>Previously Approved Total</u>	<u>Revised Total (2007)</u>	<u>Revised Total (2013)</u>
From land use undetermined in Section 5 (1980 Master Plan)	123	0	32

A-5 TOTAL UNITS

<u>Previously Approved Total</u>	<u>Revised Total (2007)</u>	<u>Revised Total (2013)</u>
2137	2156	2156

A-6 Narrative Description of 1988 Changes by Section

With respect to the 1988 Master Plan amendment the following is a written summary:

A-6A Section 1

A-6A.1 Reduce the number of lots by removing lots W-19 and W-20 and reassigning these units to Section 3 of 5C.

A-6A.2 Reduce the number of condominiums by removing 30 Highland site condominiums and redesignating the Highland site for 28 cluster homes. The balance of the two (2) remaining units would be reassigned to Section 3 or 5C.

A-6A.3 Reduce the number of lots by reassigning 3 units allocated to the so-called "Maxham lots" to Section 3 or 5C, and redesignating the area encompassing these lots as common land committed to QLLA.

A-6B Section 2

A-6B.1 Reduce the number of lots by removing lots W-21 through W-28 and redesignating the area encompassing these lots as a greenbelt wildlife habitat (deeryard). These eight units would be reassigned to Section 3 or 5C.

A-6B.2 Reduce the number of lots by removing three Whitman Brook lots (w-29 through W-31) and redesignating this area as one +/- 9 acre lot (W-29). The balance of the two (2) remaining units would be reassigned to Section 3 or 5C.

A-6C Section 3

A-6C.1 Assign 20 condominium units to the area designated as "New Quechee Village" and designate 20 condominium units from and Use Undetermined: to Section 3 areas 1 and 2.

A-6C.2 Add the so-called "Potter Property" located on Main Street in Quechee, at the corner of the Village Green, to the Master Plan and to the Village Commercial District.

A-6D Section 5

- A-6D.1 Designate 60 condominium units to areas 3, 4, 5, 7 and 11 of Section 5.
- A-6D.2 Designate 56 cluster homes to areas 6, 7, 8, 9, 10 and 11 of Section 5.
- A-6D.3 Add the so-called "Kelly Property" containing approximately 40+/- acres.
- A-6D.4 Pursuant to the "deeryard" agreement redesignate as wildlife habitat area those areas so designated on the map.

A-6E Section 7

- A-6E.1 Remove twelve units from the Edgewater Farm (Murphy Farm) lower tier. Designate three units to the upper tier (Quechee Lakes Landowners Association maintenance garage parcel) and reassign nine units to Section 5C.
- A-6E.2 Remove fifteen (15) cluster homes from the so-called "Bowman area" (pursuant to the agreement entered into by and between the Agency of Fish and Wildlife and Quechee Lakes Corporation dated May 1984). These fifteen units are to be reassigned to Section 5C and are included in items C and D above. In the event these units are not reassigned to Section 5C pursuant to the May 1984 agreement these units may be assigned to the Bowman site.

In summary, except for the reallocation of units from the Highland and Murphy Farm sites (all as previously approved under prior Master Plan approvals) the redesignation of the Potter property to a commercial designation, the extent of the Quechee Lakes Corporation proposed 1988 Master Plan amendment results in only the assignment of 123 units from Land Use Undetermined to either cluster homes or condominiums in Section 5C. Unless otherwise amended herein, all prior land use designations as set forth in the 1971 Master Plan as subsequently amended in 1980, 1982 and 1984 shall remain unchanged.

Appendix B

QUECHEE LAKES MASTER PLAN - APPENDIX B
 QUECHEE LAKES CORPORATION LAND ALLOCATION SUMMARY SHEET

LAND USE

	Current Status			Proposed 1987 Update			1987 Update including Conroy and Tucker parcels			2004 Update including VT Country Pantry (04-06; 04- 05) and Quechee Lakes Vale Project (04-10; 04-11)		
	Total Acres	% Sub- total	% Total	Total Acres	% Sub- Total	% Total	Total Acres	% Sub- Total	% Total	Total Acres	% Sub- Total	% Total
Existing Developed Land												
Lots	1720	33		1710	33		1712	32.59		1710.09	32.59	
Condominiums	181	4		264	5		264	5.03		265.91	5.03	
Commercial	78	0.2		78	0.2		78	1.49		79	1.49	
Cluster Homes	-	0		339	7		339	6.45		339	6.45	
TOTAL	1979	38%	38%	2391	46%	46%	2393	45.5%	45.5%	2394	45.5%	45.5%
Common Land												
QLLA owned	848	17		848	16		848	16.15		848	16.15	
Committed greenbelt sectional greenbelts	325	7		389	7.52		389	7.41		389	7.41	
Floodplain/wildlife	-	-		1203	23		1203	22.91		1203	22.91	
Roads	168	3		212	4		212	4.04		212	4.04	
Greenbelt easements	95	2		92	2		92	1.75		92	1.75	
Other parcels/public												
Sewer treatment	18	0.04		18	0.03		18	.34		18	.34	
School property	13	0.03		13	0.02		13	.25		13	.25	
Fire Station	2	0.004		2	0.004		2	.04		2	.04	
Central Waterpump	1	0.002		1	0.002		1	.02		1	0.02	
Church Lot	1	0.002		1	0.002		1	.002		0	0	
TOTAL	147	29%	29%	2778	54%	54%	2778	53%	53%	2777	53%	53%
Undeveloped Land	1680	33%	33%	-	-	-	80	1.5%	1.5%	80	1.5%	1.5%
TOTALS	5129	100%	100%	5170	100%	100%	5251	100%	100%	5252	100%	100%

AMENDMENTS
to the
QUECHEE LAKES MASTER PLAN

The Quechee Lakes Planned Unit Development is governed by the Quechee Lakes Master Plan. The Master Plan consists of the following documents:

1. 5 plats endorsed by the Planning Commission on May 9, 1988, and filed in the Hartford Land Records on August 4, 1988, as hanging maps Number 74A, 74B, 75A, 75B, and 76A.
2. A narrative document endorsed by the Planning Commission on May 9, 1988, and filed in the Hartford Land Records on August 4, 1988, in Volume 143, Pages 503-517.

In approving the Master Plan maps and narrative Master Plan, the Planning Commission attached 22 conditions. These may be found in the Planning Commission's Minutes of May 9, 1988. They may also be found in a letter dated May 24, 1988, from Frank Diamond to Paul Buff. Of these 22 conditions, the following have been fulfilled: 1, 2, 3, 9 (Morgan Rd. r.o.w. only), 16, 19, 20, and 21.

The Master Plan has been amended since May 9, 1988, as follows:

Amendment #1: Amends Section 4-5A of the narrative Master Plan by adding "school" to the list of commercial uses permitted in all designated commercial areas or residential-commercial areas within the Planned Unit Development.

Also, this amendment defines "school" as: "An independent graded school consisting of classes at the preschool level through the 12th grade, providing preschool, elementary and secondary instruction for non-boarding students from the surrounding communities; consistent with, but not bound by the description as provided in Statute T16 VSA 166 of the Vermont Legislature defining Approved and Recognized independent schools."

(Approved April 22, 1991) (Planning Commission Application #91-3).

[See file 12-87-1 in the Hartford Department of Planning and Development Services for details.]

Records as Hanging Map #75A), by changing the
designated use of Section 7, Area 33 (aka
"Edgewater Farm") (aka "Murphy Farm Upper Tier")
(aka tax and zoning "Lot 07-0059-000") from 19
condo units to "Common Land."

Similarly amends Section 3-3D of the narrative
Master Plan to reflect the fact that 19 condo
units are no longer assigned to Edgewater Farm.
[These 19 dwelling units "may now be reallocated
to other specific development sites" pursuant to
Section 2-3C of the narrative Master Plan.]

(Approved November 23, 1992) (Planning Commission
Application #92-66).

[See file 7-59-2 in the Hartford Department of
Planning and Development Services for details.]

Amendment #3: Amends the language of Section 4-5E of the Quechee Lakes Master Plan by adding a new paragraph as follows:

"The inclusion of the Westenfeld ~~and Fowler~~ parcels in the Commercial area is based on use of the existing buildings for office space. Expansions of ~~these~~ this structures ~~are~~ is not permitted without an amendment to this Master Plan.

The primary use of the ~~Fowler Parcel~~ shall be single-family residential. Commercial use of the Fowler parcel shall be limited to either an office of no more than 450 sq. ft. or a specialty shop of no more than 450 sq. ft.. Expansion of this structure for commercial purposes is not permitted without an amendment to this master plan."

(Approved October 24, 1994) (Planning Commission Application #94-70)

(see file 12-C12-0 in the Hartford Department of Planning and Development Services for details.)

Amendment #4: Amends the Quechee Lakes Master Plan plat filed in the Hartford Land Records as Hanging Map #75B by reconfiguring 5 lots (Lots 7-3103-0 to 7-3106-0 and Lot 12-3107-0) into 2 Farmstead lots, at 28 Willard Road, Quechee. The two Farmstead lots are numbered 07-3105-FA0 and 07-3104-FB0. The parcel is owned by William and Merrilyn Griffin, who acquired it on 11/1/91. The deed is filed in Vol. 177, pp. 483-486 of the Hartford Land Records.

(Approved December 5, 1994) (Planning Commission Application #94-87)

(see file 7-3105-FA0 in the Hartford Department of Planning and Development Services for details.)

Note #1: On June 7, 1993, the Hartford Planning Commission denied a request by Paul Buff to amend the Quechee Lakes Master Plan by removing the so-called "Potter Property," Lot 12-28-0, at 38 Main Street, Quechee, from the Quechee Lakes Planned Unit Development.

This decision is important in setting a precedent as to who may apply to amend the Master Plan. It also concludes that "the Master Plan does not envision allowing ... the owner of an individual lot within the Quechee Lakes Master Plan the right to apply to withdraw his lot from the development."

Amendment #5:

Amends the Quechee Lakes Master Plan Plat, filed in the Hartford Land Records as Hanging Map #75B, by adding 5,060 sq. ft. to lot 12B-0069-000 designated as a Commercial Lot under the Master Plan.

The parcel is owned by Gary Rogers who acquired it on January 10, 1989. The deed is recorded in vol. 149, pp. 353 of the Hartford Land Records.

Approved April 28, 1997 - Planning Commission Application #97-12 and #97-14. See file 12B-0069-000/12B-0070-000 in the Hartford Department of Planning & Development Services for details.

Amendment #6:

Amends the Quechee Lakes Master Plan Land Use Map, (filed in the Hartford Land records as hanging map #75A) by changing the designated use of lot 06-0007-000 from "Common Land" to "Single Family Dwelling on an Individual Lot." The parcel is owned by Leonard Christopher, who acquired it on March 23, 1990. The deed is recorded in vol. 162, page 222 of the Hartford Land Records.

Approved June 30, 1997 - Planning Commission Application #97-38. See File 06-0007-000 in the Hartford Department of Planning & Development Services for details.



Jo-Ann Ellis, Zoning Administrative Officer
7/25/97

Date

Amendment #7: Amends Section 4-5 of the Narrative Master Plan by adding "Assisted Living" to the list of commercial uses permitted in all designated commercial areas within the Quechee Lakes Planned Development.

Also, this amendment defines Assisted Living as: A primarily residential facility, not institutional or medical, which provides one to three meals a day. Residents live in their own rooms and primarily lead independent lives, but may need limited assistance in activities of daily living (ADL). This assistance may include personal care, general supervision and medication management.

Jo-Ann Ellis
Hartford Zoning Administrative Officer

Jo-Ann Ellis 3/7/97

Date

appear

Town Clerk's Office
HARTFORD, VERMONT
this 7 day of Aug. 1997
at 4:10 o'clock P. M.
received and recorded in Vol. 245
of 451
Maureen C. Hill Town Clerk

Amendment #8

Amends Article VI. Signs by adding thereto Section 6-6 as follows:

Commercial Signs. In connection with the Planning Commission's Site Plan approval for any commercial use as defined at Section 4-5A of the Master Plan, the Planning Commission may allow such signage as would otherwise be approvable pursuant to the Town of Hartford's Zoning or Signage Regulations based on the underlying zoning district. In addition thereto, the Planning Commission may allow such signage to be located anywhere upon the property upon which the commercial activity shall occur, including within the setback area which would otherwise be required for the zoning district in which the property is located, so long as the location of the signage is based upon due considerations of traffic safety, the character of the area, the applicants demonstrable need to locate the sign or signs in the locations designated on the site plan, and such other conditions as the Planning Commission may deem appropriate and necessary.

Approved by the Hartford Planning Commission on Oct. 11, 1999 - App. #99-52.

Amendment #9

This amendment involves changes to Condition #4 of the Planning Commission's approval of the Master Plan in May of 1988. Condition #4 is amended to read as follows:

"In accordance with paragraph two hereof, QL Resorts shall be required to reconstruct the Murphy Road - River Street intersection in accordance with plans prepared by QL Resorts' engineer and approved by the Town of Hartford under the following circumstances:

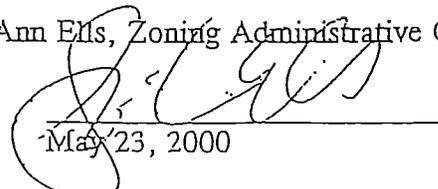
QL Resorts shall perform a level of service analysis on the first Friday of August each year for a period of five years, and shall report to the Planning Commission, within 14 days of the analysis, both the results of the level of service analysis and the state accident rate for the Murphy Road- River Street intersection. If the analysis shows a level of service C or greater, or the accident rate has exceeded the State average for similarly situated roadway intersections, then all work to be performed shall be initiated within eighteen (18) months from the date that the analysis is presented to the Planning Commission." (See QL Resorts LLC, Narrative Statement for Quechee Lakes Master Plan amendment")

Approved by the Hartford Planning Commission on April 17, 2000 - App. #00-14

TOWN CLERK'S OFFICE
HARTFORD VERMONT

Jo-Ann Ellis, Zoning Administrative Officer

THIS 13 DAY OF February 2003
AT 9:45 O'CLOCK CA M.
RECEIVED AND RECORDED IN VOL 345


May 23, 2000

Amendment #10
Quechee Lakes Master Plan

Amendment #10 amends the Quechee Lakes Master Plan plat filed in the Hartford Land Records as hanging map 75B by changing the designation of lots 12-7048-000 and 12-7049-000 from "Single-Family Dwelling on an Individual Lot" to a "Farmstead."

As approved by the Planning Commission, Application #02-37.

John E. Jeloumc
Planning Commission Chair, Date

TOWN CLERK'S OFFICE
HARTFORD, VERMONT
THIS 13 DAY OF February 2003
AT 9:45 O'CLOCK 1 A.M.
RECEIVED AND RECORDED IN VOL 345
AT PAGE 381
Sandra Z. Stender TOWN CLERK *asst*

Amendment #11
Quechee Lakes Master Plan

Amendment #11 amends the Quechee Lakes Master Plan and Appendix B to said plan by changing the designation of Lot 12-206-001 from "Common Land" to "Commercial Land."

As approved by the Planning Commission; Application #04-05.

John Jeloumc ^{JK} 7/2/04
Planning Commission Chair, Date

TOWN CLERK'S OFFICE
HARTFORD, VERMONT
THIS 10 DAY OF August 2004
AT 11:20 O'CLOCK 0 A.M.
RECEIVED AND RECORDED IN VOL 377
AT PAGE 746
25 Sandra Z. Stender TOWN CLERK *asst*

Amendment 12
Quechee Lakes Master Plan

Amendment # 12 amended the designation of lots 7-3081-000 and 12-3080-000 from "Single-family" to "Condominium" (application #04-10) and merged lots 7-3081-000 and 12-3080-000 into a single lot to be known as lot #12-8113-TVC (Application #-4-11). (April 2004)

Amendment #13
Quechee Lakes Master Plan

Amendment #13 amended Appendix A, section A-3 by adding two dwelling units to the "New Quechee Village" condominium site (application #04-20). (April 2004)

Amendment #14
Quechee Lakes Master Plan

Amendment #14 amended Appendix A by decreasing the number of single-family dwelling units in section 7 by one and increasing the number of single-family dwelling units in section 5 by one. The changes were the result of merging lots 12-7112-000 and 12-7113-000 into one contiguous lot (application #04-57). (August 2004)

Amendment #15
Quechee Lakes Master Plan

Amendment #15 amended Appendix A by decreasing the number of single-family dwelling units in section 5 by one. The change was the result of the merger of lots 07-5054-000 and 07-5055-000 into one contiguous lot (application #07-32). (July 2007)

Amendment #16
Quechee Lakes Master Plan

Amendment #16 amended Appendix A by decreasing the number of single-family-dwelling units from 413 to 381 (see Planning Commission applications #13-03 and #13-04 lots 07-5141-000 and 07-5021-000, 07-5022-000, 07-5023-000 and 07-5024-000.



Planning Commission Chair 6/13/12
Date

Amendment #17
Quechee Lakes Master Plan

Amended #17 changed the designation of lot 12-0068-000 from "Commercial Land" to "Common Land." In addition, "Park" was added to section 3-3D-(e). (See application #17-01)

 01/18/2017

Planning Commission Chair

Date

