



Colchester
VERMONT

Planning & Zoning Dept. Monthly Report

January 2025 (FY25)

	Construction Value Estimate				Permits			
	Current Month		Fiscal Year to Date		Current Month		Fiscal Year to Date	
Description	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year
New Residential	6,333,400	636,000	17,795,901	26,483,446	7	3	27	19
New Commercial	0	2,311,475	8,088,594	18,218,475	0	5	3	6
Multi-Purpose	1,396,840	986,630	10,254,997	5,462,011	20	18	223	209
Signs, Boundary Line Adjustments, etc.	n/a	n/a	n/a	n/a	0	1	13	11
Total Approved	7,730,240	3,934,105	36,139,492	50,163,932	27	27	266	245
Total Denied	n/a	n/a	n/a	n/a	0	0	0	0
Total Permits Processed	7,730,240	3,934,105	36,139,492	50,163,932	27	27	266	245

	Planning/Zoning Staff & Board Activity			
DRB Approved	2	3	32	25
DRB Denied	0	0	1	3
New Residential - Single Unit Dwellings	4	0	15	11
New Residential - Multi Unit Dwellings	49	3	59	114
Permit Inspections	25	19	225	234
Health Inspections ₁	0	0	3	6
Request For Action Initiations	0	1	10	15
Bianchi Reports	15	24	165	159
Commercial Square Footage	0	49,900	16,256	79,327

Department Notes:

- The year is off to a strong start with 7 permits issued for new residential projects, resulting in 53 dwelling units under construction.
- Staff completed annual reporting requirements for the Shoreland Delegation and Community Rating System programs.
- Enforcement actions at 28 Vermont Avenue and 558 Porters Point Road are ongoing. The Department has resolved violations at 65 Suncrest Terrace and 211 Jen Barry Lane.

₁ By property; does not reflect follow up inspections

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Status of Approved Residential Projects for January 2025 (FY2025)

<u>Project</u>	<u>Units Const./Remaining Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Recently Approved Projects							
SD Ireland	48/48 units	118 Dylan Ave and 125 Shea Drive (Sunderland Farm Community PUD)	SD Ireland	1 to 5 ac.	1.27 ac	31.1% to 84.2%	Approved 11/18/2024; Under construction as of 1/28/2025
Projects Under Construction							
Gardner Revoc. Trust	2/4 units	740 Main Street TM 24 P 10	O'Leary - Burke Civil Assoc.	1.41 ac	1.51 ac	32%	Under construction as of 9/30/2024
Allen Brook Development Inc.	0/23 units	203 Belwood Ave and 0 Caleb Ct, TM 48 and 50, P 37 and 46-3	O'Leary - Burke Civil Assoc.	1 to 5 ac.	20 ac	Up to 30%	Under Construction as of 8/22/2024
JM Rowley Corp.	0/12 units	5877 Roosevelt Hwy, TM 14 P 26	JM Rowley Corp.	2 ac.	18.2 ac.	7.40%	Under Construction
Riverside Bluffs LLC	1/9 units	1094 Camp Kiniya Road, TM 16 P 51	Riverside Bluffs LLC	5.3 ac	62.1 ac	up to 30%	Under Construction
SD Ireland	45 units	114 Shea Drive (Sunderland Farm Community PUD)	SD Ireland	1 to 5 ac.	0.8 ac	51-68%	Under Construction
17 Mill & Main LLC	4/4 units	984 Main Street, tax map 24 parcel 5	Sterling Homes	1 to 5 ac.	2.14 ac.	27%	Completed
Rivers Edge	16/26 units	1269 Blakely Rd TM 7 P 40	O'Leary - Burke Civil Assoc.	1 to 5 ac.	20.35 ac	Up to 30%	Under construction
Hawkes	1/1 new lots	1889 Blakely Rd. TM 7 P 26	Sandy Hawkes	less than 1 ac.	0.93 ac	Up to 30%	Completed
Benoure	5/5 new units	1036 Holy Cross Rd, TM 4, P 29	Brad Benoure	1 to 5 ac.	2.82 ac	up to 30%	Under construction
SD Ireland	42 units	121 Shea Drive (Sunderland Farm Community PUD)	SD Ireland	1 to 5 ac.	0.8 ac	51-68%	Under Construction

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Evernorth, CHT, SD Ireland	36 units	111 Stuart Avenue (Sunderland Farm Community PUD)	Evernorth	1 to 5 ac.	1.5 ac	51-68%	Completed
Sowles Cunningham	3/3 new units	559 Malletts Bay Ave., tax map 7, parcel 48-4	O'Leary - Burke Civil Assoc.	less than 1 ac.	1.76	21.60%	Under Construction
Blondin	2/2 new units	356 Watkins Rd., TM16, P20-3	O'Leary - Burke Civil Assoc.	1 to 5 ac.	10.84	Up to 30%	Under construction
Evernorth, CHT, St. Michael's College	65/65 units	0 Ethan Allen Avenue, tax map 20 parcel 4	Evernorth	1 to 5 ac.	1.5 ac	51-68%	Under Construction
Delbert & Jennelle Gallagher	2 new units	2163 Blakely Road, tax map 7, parcel 15	Delbert & Jennelle Gallagher	less than 1 ac.	3.46	1.9	Under Construction
Steve Stitzel & Patti Page	3/3 new lots	1980 East Road and 0 Curve Hill Road, tax map 12, parcel 29 and tax map 9, parcel 26.	Steve Stitzel & Patti Page	1 to 5 ac.	48	Up to 20%	Completed
Rivers Edge	6/6 new units	488 Main St., tax map 26, parcel 5	O'Leary - Burke Civil Assoc.	1 to 5 ac.	4.97	6.60%	Completed
Clay Point Properties LLC	8/8 lots	42 Clay Point Road, tax map 16, parcel 32	Bill Sawyer	1 to 5 ac.	5.51	Up to 20%	Completed
Gardner, Ryan	3/3 new units	340 Watkins Rd., tax map 14, parcel 20-4	Ryan Gardner	1 to 5 ac.	10.44	30%	Under Construction
Wright, Seth	3/3 new lots	1668 East Rd., tax map 12, parcel 22	Seth Wright	More than 5 ac.	47	Up to 20%	Under Construction
Bailly / Hall	2 new lots	1173 Grandview Road, Tax Map 74, Parcel 1	Jacques Bailly	1 to 5 ac.	29	Up to 20% for each lot	Under Construction
Ireland Industries	37 lots in size from .13 acres to 8.86 acres to be comprised of mixed uses	242 Severance Road, tax map 4, parcel 30-1	SD Ireland	over 5 ac.	33.7		Under Construction
Severance Corners Village LLC	61 units	60 Severance Green, tax map 8, parcel 37-1	SD Ireland	less than 1 ac.	0.71	100%	Completed

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Wheelock	6/6 units	3555 Roosevelt Highway, tax map 27, parcel 16	Sheppard Custom Homes	1 to 5 ac.	3.51	Up to 20%	Under Construction
Hergenrother	12/12 units	Map 35 Parcel 1 521 River Rd	Hergenrother Const.	1 to 5 ac.	6.83	Up to 20%	Completed
Bean, Derek	2/4 lots	Jasper Mine Rd., tax map 16, parcel 32-4	Derek Bean	1 to 5 ac.	3.56	Up to 20%	Under Construction
Severance Corners Village LLC	29 units	2588 Blakely Road, tax map 08, parcel 37-1	Severance Corners Village	1 to 5 ac.	32	72.00%	Completed
Lomatire	49/49 unit PUD (23 sf & 13 duplexes)	Tax Map 6, Parcel 5, 634 Malletts Bay Rd	Rivers Edge Building	over 5 ac.	48	Up to 20% each	Under Construction
Mele	3/4 new units (1 preexisting)	422 Malletts Bay Avenue, Tax Map 6, Parcel 9 and 9-1	O'Leary - Burke Civil Assoc.	5 ac.	82	Up to 20%	Under Construction
Brigante Living Trust	43/45 units	239 Malletts Bay Avenue, Tax Map 6, Parcel 8	O'Leary - Burke Civil Assoc.	More than 5 ac.	25.23	Up to 20% for each lot	Under Construction
Gintoff, Hank	8/8 units	East Lakeshore Drive, tax map 66, parcel 16-1	Gintoff, Hank	1 to 5 ac.	3.03	1.06	Completed
Spruce Hill Farm LLC	5/5 lots	1751 East Road, Tax Map 12, Parcel 26	Fitzgerald Construction	More than 5 ac.	88.15	Up to 30% each lot	Under Construction
Blum	1/4 units	2825 Malletts Bay Avenue, tax map 28, parcel 79	Krebs & Lansing Engineers	less than 1 ac.	1.65	Up to 20%	Under Construction
Brooker, J.	3/6 units	Jen Barry Lane, Tax Map 47, Parcel 001012	O'Leary - Burke Civil Assoc.	1 to 5 ac.	4.36	Up to 20% for each lot	Under Construction
Powell	1/3 new lots	133 and 354 Platt Road, Tax Map 78, Parcel 19 and Tax Map 77, Parcel 2	John Powell	>5	22	Up to 20% for each lot	Under Construction
Barry, Bruce	7/7 lots	Jen Barry Lane, Tax Map 47, Parcel 1	David Burke	More than 5 ac.	28.1	Up to 30% for seven of the lots	Under Construction
Powell	1/3 new lots	133 and 354 Platt Road, Tax Map 78, Parcel 19 and Tax Map 77, Parcel 2	John Powell	>5	22	Up to 20% for each lot	Under Construction

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Marble Island	60/76 units completed	Tax Map 57 Parcel 9	J.L. Davis Realty	over 5 ac.	61.47	Up to 60%	Under construction
Approved by DRB (other permits unknown)							
Powell, David	2 lots	Forest Trail Road, tax map 77, parcel 2-2	David Powell	less than 1 ac.	9.11	up to 20% each lot	Approved
Darby	4 lots	590 Red Rock Rd., Tax Map 77, Parcel 5	Lisa Darby Therrian	1 to 5 ac.	34.4	Up to 20% for each lot	Approved
Crowley	2 lots	629 Church Road, Tax Map 48, Parcel 110	Gary Crowley	less than 1 ac.	1.01	Up to 20% for each lot	Approved
Carey, Peggy	1 lot	2627 East Road, Tax Map 15, Parcel 18	Carey, Peggy	1 to 5 ac.	116	Up to 20%	Approved
Dayvie, Richard & Anita	1 new lot	2869 Middle Road, Tax Map 14, Parcel 4-1	Richard & Anita Dayvie	less than 1 ac.	17.4	Up to 20%	Approved
Riverside Farm LLC	13 units	527 Heineberg Drive, Tax Map 5, Parcel 5	Eric Farrell	1 to 5 ac.	11.5	8.70%	Approved
Mazza, Dorothy Rev. Trust	2 lots (including 1 duplex lot)	279 Malletts Bay Ave., TM 6, P 15	O'Leary - Burke Civil Assoc.	1 to 5 ac.	2.77	Up to 60% each	Approved
Ryan, Chris	3 lot PUD resulting in two new single family lots.	115 Moonlight Ridge, Tax Map 71, Parcel 3	Champlain Consulting Engineers	1 to 5 ac.	10.7	Up to 20% for each lot	Approved
Sowles	1 lot	1610 Porters Point Road, Tax Map 46, Parcel 25-1	Rhonda Wilcox	1 to 5 ac.	1.15	Up to 30% each lot	Approved
Orchard Shore Estates	1 lot	Tax Map 78 Parcel 9-9	Patrick Malone	1 to 5 ac.	8.4	Up to 20%	Approved
Lefebvre	1 lot	Tax Map 69 Parcel 19 Bay Road	Parcel 19 - Donald Richard	over 5 ac.	7.3	Up to 20% each	Approved
Barney Point	1 lot	Map 33 Parcel 62 Colchester Point		less than 1 ac.	0.7	Up to 20%	Approved
North Harbor	26 lots/units	Tax Map 16, Parcel 119, 120, 121, 145	Brad Gardner	1 to 5 ac.	12.58	Up to 20%	Waiting for potable water.
Peck Investments	4 new units	961 Mill Pond Rd., tax map 8, parcel 3-1	Trudell Consulting Engineers	1 to 5 ac.	45	1.80%	Approved

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Severance, Malcolm	1 new lot	2179 Roosevelt Highway, tax map 8, parcel 32		less than 1 ac.	38.28	0	Approved
Lankin, Carl	1 new lot	362 Middle Road and Village Drive, tax map 11, parcel 36 and tax map 25, parcels 22 & 23	Carl Lankin	less than 1 ac.	20.51	Up to 20%	Approved
Weller, Peter	1 new lot	500 Depot Rd., tax map 9, parcel 7- 1	Peter Weller	less than 1 ac.	3.8	Up to 30%	Approved

	A	B	C	D	E	F	G	H	I
1	<u>Project</u>	<u>Description</u>	<u>Location</u>	<u>Contact</u>	<u>Expiration</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
2	Recently Approved Projects								
3	None.								
4	Projects Under Construction								
5	Costco Wholesale Corp.	14,080 sf addition and Interior Renovation	218 Lower Mountain View Dr, TM 1 P 20-27	Costco Wholesale Corp.	6/4/2026	less than 1 ac.	10.8	53.90%	Building Permit issued 12/4/2024, Under Construction
6	St. Michael's College	Interior Renovations to create 1,690 sf of new second-floor space	0 College Parkway	St. Michael's College	8/1/2025	0	0	Up to 70%	Approved
7	Myers/Williams Rathe Road Lot 2B LLC	Construct 27,300 sf Mini-Storage Facility	TM 3 P 23-5	Myers/Williams Rathe Road Lot 2B LLC	11/20/2024	less than 5 ac.	17.7	35.90%	Under Construction
8	Rail Park LLC	139,500 sf self-storage facility	1945 Main St. TM 9 P 9	Ken Pidgeon	8/1/2024	10.62	70.06	10%	Under construction
9	Town of Colchester	Construct 29,427 sf recreation center	TM 66 P 21-1	Town of Colchester	3/8/2025	less than 5 ac.	2.25	16.90%	Under construction
10	38 West Lakeshore Drive SPE LLC	Convert single family dwelling unit to 3-unit Inn	38 West Lakeshore Drive TM 65 P 22	38 West Lakeshore Drive SPE LLC	11/23/2023	less than 1 ac.	0.53	26.00%	Under construction
11	The 47th LLC	3200 sf Accessory Structure to serve existing Business Service Use	529 Jasper Mine Road	The 47th LLC	8/22/2024	less than 1 ac.	4	13.50%	Complete
12	Heineberg Properties, LLC	2-building self-storage facility	110 Heineberg Dr., TM 37, P17	Heineberg Properties, LLC	5/20/2023	1.36	1.53	59.30%	Complete
13	Vermont Tire & Service, Inc.	Add partial second floor (8.800sf) to section of building.	94 South Oak Circle, tax map 3, parcel 60	Vermont Tire & Service, Inc.	7/29/2022	less than 1 ac.	1	74.70%	Approved
14	332 West Lakeshore Dr. LLC	increase the number of slips by 31 to 166 slips and create boat storage and increase parking	0, 310, 318, 332 and 371 West Lakeshore Drive, tax map 65, parcels 6, 7, 12, 13, and 14	O'Leary Burke Civil Assoc.	2/22/2022	less than 1 ac.	19.61	15.40%	Approved
15	Projects Substantially Constructed (phased or incomplete)								

	A	B	C	D	E	F	G	H	I
	<u>Project</u>	<u>Description</u>	<u>Location</u>	<u>Contact</u>	<u>Expiration</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
16	Saint Michael's College	1,080 sf Outdoor Pavilion/Classroom	0 Lime Kiln Road, TM1, P9	Saint Michael's College	8/24/2024	less than 1 ac.	5.8	1.40%	Complete
17	DEW	8,000sq. Ft. office building with 12 mini-storage buildings	Map 22, Parcel 179-1	DEW Construction	8/24/2021	less than 1 ac.	9.5	17.1	Complete
18	Colchester Retail	6,375 sq. ft. multi-tenant commercial building	Lower Mountain View, tax map 1, parcel 21	Colchester Retail, LLC	1/25/2020	less than 1 ac.	0.57	66.40%	Complete
19	Cooper Family First LTD Partnership	19,092 square foot warehouse addition	784 Hercules Drive, tax map 1, parcel 20-26	Reinhart Foods	No Expiration	1 to 5 ac.	5	Up to 80%	Construction more than 50% complete
20	Colchester School District	Construction of five athletic fields including four multi-use fields and a baseball diamond	Laker Lane, Tax Map 6, Parcel 21	Colchester School District	No Expiration	12.9 acres	36.97	17.60%	Construction more than 50% complete
21	Craig's VW	Demolition and rebuild of 1,386 sf of principal structure with new 384 sf loft storage area, detached 768 sf accessory structure, and concrete pad	96 Elm Court	Noah Crowther	3/20/2026	less than 1 ac.	0.4	31%	Complete
22	Approved by DRB (other permits unknown)								