


INTEROFFICE MEMORANDUM

TO: Select Board; Assessor; Town Engineer; School Superintendent; Chief Financial Officer;
 Recreation Director; Building Inspector; Town Clerk; Town Manager; Planning Commission;
 Chief of Police; Economic Development Director, Zoning Administrator

From: Sarah Hadd, Director of Planning & Zoning 

Date: July 12, 2017

Re: Monthly Report - June (FY2017)

BUILDING	PERMITS ISSUED		UNITS YTD	CONSTRUCTION VALUE		PREVIOUS YEAR
	MONTH	YEAR TO DATE		MONTHLY VALUE	YEAR TO DATE	
Residential SF	3	42	42	1,158,000	11,688,334	8,477,460
Residential Multi-Family	2	9	53	644,000	4,682,000	4,418,000
Accessory apt	1	3	3	50,000	50,000	580,000
Convert single family to duplex						
Convert Seasonal to year-round		5				
Residential alt	10	165		602,982	6,489,932	1,612,629
Multi-family alt		13			697,050	
Residential misc	23	154		56,700	521,722	658,506
Residential mobile home		1			30,000	272,000
Retaining walls		8			137,040	50,500
Swimming pools		5			61,000	25,350
Agricultural Agricultural alt	1	4		60,000	145,000	80,000
Commercial		1			4,860,000	8,755,300
Commercial alt	1	37		20,000	2,235,222	6,561,080
Industrial						
Industrial alt		1			600	
Institutional						15,400,000
Institutional alt						7,000
Governmental						
Site Develop Residential		8			1,236,360	82,500
Site Dev Com		3			460,000	
Demolition		16			79,500	2,500
Signs	8	37				
TOTAL	49	512	98	2,591,682	33,373,760	46,982,825

Construction value does not equal market value. Numbers in parenthesis represents total number of dwelling units.

COLCHESTER MONTHLY REPORT

JUNE 2017

WW Permits	MONTH	YEAR TO DATE
Local	2	14
State	5	129
TOTAL	12	143

Building/Site Inspection Program

	MONTH	YEAR TO DATE
Compliance Letters	17	179
Updated Compliance Letters		0
Building Inspections	89	799
Certificates of Occupancy	52	448
Health Violations	2	36
Local WWV Inspections		1
State WWV Inspections	3	32
Site Inspections		37
Infrastructure Inspections		0
Zoning Violations / Complaints	1	47
TOTAL	164	1542

MEETINGS HELD	MONTH	YEAR TO DATE
Planning Commission	2	23
Technical Review Committee	3	19
Development Review Board	1	12
Pre-Construction	1	7
TOTAL	7	61

DEVELOPMENT REVIEW BOARD APPLICATIONS

APPLICATION	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN	Yr-To Date (Rec.)
Site Plan App.	3	1				21
Site Plan App. / Amend						2
Conditional Use	1			1		14
Sketch Plan App.						9
Preliminary Plat App.	1					8
Final Plat App. / Amend	2					11
Appeal						2
Variance						2
TOTAL	7	1		1		69

FEES COLLECTED

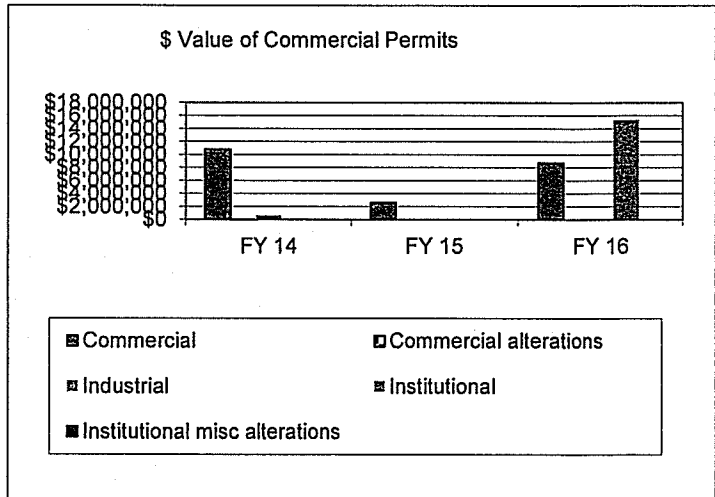
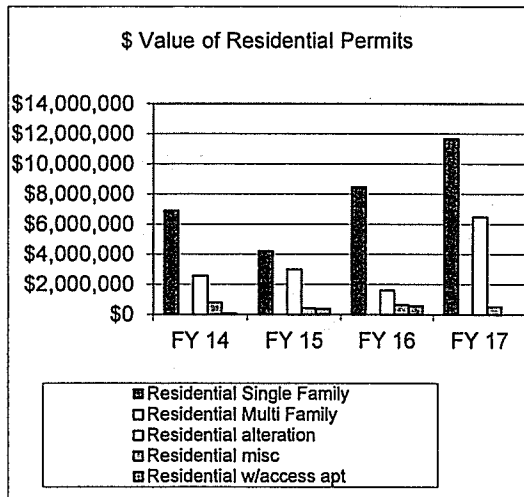
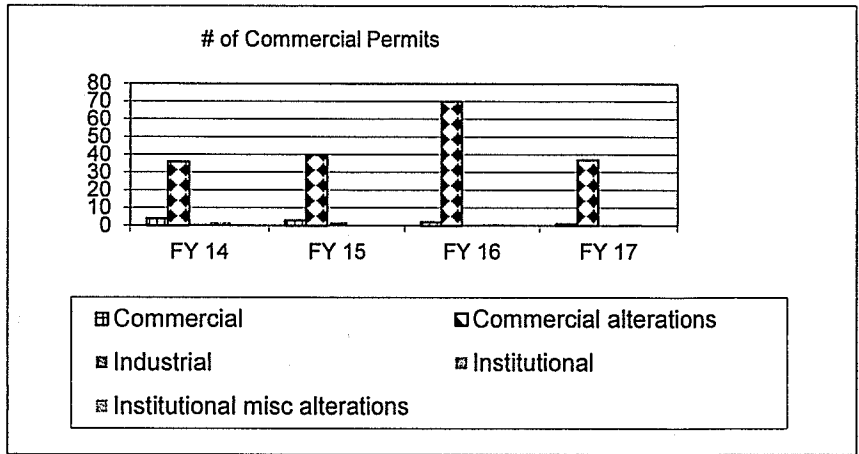
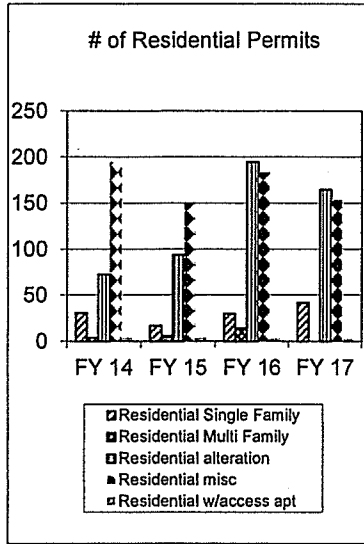
Account	Acct. #	Fee Income
Building/ Zoning Permits	100002-341301	\$20,438.00
Recording Fee	100002-341201	\$1,265.00
Rec Impact Fee	1000-208001	\$4,410.00
School Impact Fee	1000-208304	\$12,000.00
TOTAL:		\$38,113.00

Town of Colchester
Planning Zoning

Year to Date Construction Value		FY 14	FY 15	FY 16	FY 17	FY 14	FY 15	FY 16	FY 17
JUNE		# of Permits	# of Permits	# of Permits	# of Permits	\$ Value of Construction	# Value of Construction	\$ Value of Construction	\$ Value of Construction
Type of Construction									
Residential Single Family		31	17	30	42	\$6,901,614	\$4,218,999	\$8,477,460	\$11,688,334
Residential Multi Family		4	6	14	9	\$1,640,000	\$5,042,000	\$4,418,000	\$4,682,000
Residential w/access apt		4	4	3	3	\$79,000	\$400,000	\$580,000	\$50,000
Residential single w/ in-law									
Convert single family to duplex									
Convert seasonal to year around		3	2	1	5	\$150,000			
Residential alteration		73	94	195	165	\$2,576,074	\$2,995,278	\$1,612,629	\$6,489,932
Multi-family alteration					13				\$697,050
Residential misc		195	151	184	154	\$804,496	\$428,691	\$658,506	\$521,722
Residential mobile home		16	9	9	1		\$233,875	\$272,000	\$30,000
Mobile home replacement						\$587,000			
Retaining walls							\$127,000	\$50,500	\$137,040
Swimming pools		9	6	2	8	\$152,275	\$6,000	\$25,350	\$61,000
Agricultural		7	2	5	5	\$202,000			
Agricultural alterations									
Commercial		7	5	3	4	\$198,750	\$78,600	\$80,000	\$145,000
Commercial alterations		4	3	2	1	\$10,806,370	\$2,604,000	\$8,755,300	\$4,860,000
Commercial alterations		36	40	70	37	\$3,767,010	\$3,951,126	\$6,561,080	\$2,235,222
Industrial		1	2			\$650,000	\$10,000		\$600
Institutional		2		1	1	\$3,100	\$109,000	\$15,400,000	
Institutional misc alterations		1		1		\$4,000,000		\$7,000	
Governmental									
Site development residential		6	5	2	8	\$466,600	\$313,000	\$82,500	\$1,236,360
Site development commerical		2			3	\$152,000			\$460,000
Demolition		11	6	3	16	\$29,000	\$37,500	\$2,500	\$79,500
Signs		13	33	54	37				
Severance Corners Village									
Total		425	385	579	512	\$33,165,289	\$20,555,069	\$46,982,825	\$33,373,760

Town of Colchester
Planning Zoning

JUNE



DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED

BRADLEY GARDNER – Site Plan application to: 1) remove a mobile home, detached garage and two (2) sheds; 2) construct a 1,520 sq. ft. building consisting of two (2) offices and two (2) residential units; and 3) construction a 2,160 sq. ft. garage connected with a breezeway. Subject property is located at 169 Macrae Rd., tax map 39, parcel 2.

DEVELOPMENT REVIEW BOARD APPLICATIONS RECESSED

WANDEE LEBLANC AND FREDERICK LEBLANC II – Conditional Use application under Article 2, Section 2.10(B)(5) and Article 8, Section 8.10 to erect an 8 ft. high chain link fence in the Agricultural District. Subject property is located at 5460 Roosevelt Highway, Tax Map 14, Parcel 15.

DEVELOPMENT REVIEW BOARD HEARINGS TO BE HELD

WANDEE LEBLANC AND FREDERICK LEBLANC II – *recessed on June 14, 2017* – Conditional Use application under Article 2, Section 2.10(B)(5) and Article 8, Section 8.10 to erect an 8 ft. high chain link fence in the Agricultural District. Subject property is located at 5460 Roosevelt Highway, Tax Map 14, Parcel 15.

FANNY ALLEN HOLDINGS AND UNIVERSITY OF VERMONT MEDICAL CENTER – Conditional Use application under Article 2, Section 2.10(B)(5) and Article 8, Section 8.10 to erect an 8 ft. high wood fence in the GD2 District. Subject property is located at 792 College Parkway, Tax Map 19, Parcel 023001-010000000.

BRADLEY GARDNER – Preliminary Plat application for a seven (7) unit Planned Unit Development on a 2.48 acre parcel zoned GD1. 1) Units 1 & 2 are existing single family homes; 2) Units 3, 4, & 5 a proposed triplex; 3) Units 7 & 8 a proposed duplex; 4) a boundary line adjustment. All to be accessed off a private roadway. Subject properties are located at 454 & 476 Heineberg Dr., Tax Map 37, Parcel 1 and Tax Map 5, Parcel 7.

BRADLEY GARDNER – Final Plat application for a seven (7) unit Planned Unit Development on a 2.48 acre parcel zoned GD1. 1) Units 1 & 2 are existing single family homes; 2) Units 3, 4, & 5 a proposed triplex; 3) Units 7 & 8 a proposed duplex; 4) a boundary line adjustment. All to be accessed off a private roadway. Subject properties are located at 454 & 476 Heineberg Dr., Tax Map 37, Parcel 1 and Tax Map 5, Parcel 7.

BRADLEY GARDNER – Site Plan application for a seven (7) unit Planned Unit Development on a 2.48 acre parcel zoned GD1. 1) Units 1 & 2 are existing single family homes; 2) Units 3, 4, & 5 a proposed triplex; 3) Units 7 & 8 a proposed duplex; 4) a boundary line adjustment. All to be accessed off a private roadway. Subject properties are located at 454 & 476 Heineberg Dr., Tax Map 37, Parcel 1 and Tax Map 5, Parcel 7.

JOHN BROOKER, JACE & MICHAEL SHEPPARD AND PIERRE DUFRESNE – Final Plat amendment of a Final Plat application for a 5 lot, 6 unit PUD subdivision of a 4.36 acre parcel to be developed with six (6) residential units. The PUD consists of: 1) A boundary line adjustment between parcel 47-001012 and parcel 46-033002 resulting in .65 acres being transferred to parcel 47-001012 creating a 4.36 acre lot and leaving parcel 46-033002 a 2.45 acre lot, 2) Lot #1 to be 1.66 acres with a duplex unit to be access off of a private road; 3) Lot #2 to be 1.01 with a single family residence; 4) Lot #3 to be .49 acres with a single family residence; 5) Lot #4 to be .55 acres with a single family residence; and 6) Lot #5 to be .65 acres with a single family residence. The amendment is a request for a PUD buffer reduction along the northeasterly side of Lot 5 to 15 feet. Subject properties are located at 29 & 27 Hazen Lyon Road, 17, 25, 45 & 57 Jen Barry Lane, Tax Map 47, Parcels 001012-0010100, 001012-0010200, 001012-0020000, 001012-0030000, 001012-0040000, 001012-0050000.

TOWN OF COLCHESTER AND FIRE DISTRICT 3 - Site Plan application to amend a previously approve Site Plan for Colchester Village Park Phase I. Phase I is for the construction of 1) five (5) parking spaces abutting the parking lot of Fire District #3; 2) construction of a 10' x 200' paved path ; and 3) construction of a 10' by 200'foot gravel path. The amendment is for the construction of approximately 1 mile, 5,650 linear feet of passive recreational trail Subject property is located at 428 Main Street, Tax Map 26, Parcel 6 and Mill Pond Road, Tax Map 8, Parcel 14.

REDPATH HOLDINGS, LTD – Site Plan application to construct a 16,400 sq. ft. office/warehouse building with associated infrastructure and 25 parking spaces. Subject property is located at Lot #1 of Brentwood Park on Brentwood Drive, Tax Map 17, Parcel 3.

<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>
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	Prelimin ary Plat Approve d
Barney Point	1 lot	Map 33 Parcel 62 Colchester Point	Marilyn Cipola	less than 1 ac.	0.7	Up to 20%	
Barry, Bruce	1/7 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 Constru ction
Blum	4 units	2825 Malletts Bay Avenue, tax map 28, parcel 79	Krebs & Lansing Engineers	less than 1 ac.	1.65	Up to 20%	Approve d
Brigante Living Trust	11/45 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 Constru ction
Brooker, J.	1/6 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	Approve d
Brosseau, Lauretta	18/19 lots	80 Jasper Mine Road and 172 Watkins Road, Tax Map 16, Parcels 16 & 20	David Burke	More than 5 ac.	34.3	Up to 20%	Under Constru ction
Cary Construction	1/3 lots	17 Church Road, Tax Map 41, Parcel 41	Cary Construction	1 to 5 ac.	1.5	Up to 20% for each lot	Under Constru ction
Carey, Peggy	1 lot	2627 East Road, Tax Map 15, Parcel 18	Carey, Peggy	1 to 5 ac.	116	Up to 20%	Approve d

<u>Project</u>	<u>Units Const./Remaining</u> <u>Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Chastenay	3/3 lots	Paulines Way, Tax Map 40, Parcel 68	John Chastenay	1 to 5 ac.	11.1	Up to 20% for each lot	Completed
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
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
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
Delco	nine congregate duplexes totaling 18 units	521 River Road, Tax Map 35, Parcel 1	Lamoureux & Dickinson	1 to 5 ac.	6.9 acre	14%	Site work begun
Dube, Marcel & Nancy	1 lot	1004 East Road, Tax Map 12, Parcel 16	Dube, Marcel & Nancy	less than 1 ac.	4.5	Up to 20%	Approved
Dugan / Banks	two (2) unit Planned Unit Development on a 3.74 acre parcel with one single-family dwelling already existing and <i>to remain</i>	423 Camp Kiniya Road, Tax Map 16, Parcel 42-3	Michael Dugan	less than 1 ac.	3.74	Up to 20%	Approved
Fitzgerald, Daneil & Christie	two new lots	172 Watkins Road, tax map 16, parcel 20	Fitzgerald, Daneil & Christie	1 to 5 ac.	10	Up to 20%	Approved

<u>Project</u>	<u>Units</u> <u>Const./Remaining</u> <u>Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acres</u> <u>Disturbed</u>	<u>Project</u> <u>Acres</u>	<u>Lot</u> <u>Coverage</u>	<u>Status</u>
Gardner - Alkey Lane	4/4 lots	1312 Jasper Mine Road, Tax Map 16, Parcel 69	Gardner Construction	over 5 ac.	6.03	Up to 20%	Dev. Under construc tion
Gentes Subdivision	1 lot	Tax Map 9 Parcel 041003 54 Sand Road	Edwin Blow	1 to 5 ac.	3.7	Up to 20%	Approve d
Gintoff, Hank	8 units	East Lakeshore Drive, tax map 66, parcel 16-1	Gintoff, Hank	1 to 5 ac.	3.03	1.06	Approve d
Goad	2/7	0 Roosevelt Highway, Tax Map 11, Parcel 19	John Forcier	More than 5 ac.	202	Up to 20% each lot	Under Constru ction
Godbout	1 lot	132 Pond Road, Tax Map 12, Parcel 12-2	O'Leary - Burke Civil Assoc.	less than 1 ac.	6.47	Up to 20%	Approve d
Hayward, Nathaniel	11/14 lots	Niquette Bay Road, Tax Map 17, Parcels 15-1	Nathaniel Hayward	More than 5 ac.	22	Up to 20%	Under Constru ction
Hergenrother , Adam	1 lot	788 Red Rock Rd., Tax Map 77, Parcel 4	Perry Trust	less than 1 ac.	8.61	Up to 20%	Approve d

<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>
Ireland Industries, Inc.	Final Plat application to subdivide four existing parcels for a total of 86.7 acres into seven lots. The project will be developed as a Planned Unit Development to accommodate 206 residential dwelling	Intersection of US Routes 2 & 7 and Blakely Severance Road, Tax Map 4, Parcels 30-1, 30-2, 30-3 and 32	Robin Jeffers at SD Ireland	More than 5 ac.	86.7	13.40%	Approved
Ireland Industries, Inc.	241 units	Tax Map 8 Parcel 37 & 37-1	SD Ireland	over 5 ac.	42.19	32%	Dev. Under construction
Lefebvre	1 lot	Tax Map 69 Parcel 19 Bay Road	Parcel 19 - Donald Richard	over 5 ac.	7.3	Up to 20% each	Approved
Marble Island	54 units completed of 43 single-family house lots & 10/10 condos	Tax Map 57 Parcel 9	J.L. Davis Realty	over 5 ac.	61.47	Up to 60%	Dev. Under construction
Mazza, Dorothy Rev. Trust	3 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	1 of 3 lots
Mele	7/8 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%	Approved

<u>Project</u>	<u>Units</u> <u>Const./Remaining</u> <u>Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acres</u> <u>Disturbed</u>	<u>Project</u> <u>Acres</u>	<u>Lot</u> <u>Coverage</u>	<u>Status</u>
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
Orchard Shore Estates	3 lots	Tax Map 78 Parcels 9-1, 9-3 & 9-9	Wegner, Malone & Meserole	1 to 5 ac.	8.4	Up to 20%	Approved
Ows Glen	113 Unit PUD	Roosevelt Highway and Severance Road, Tax Map 8, Parcel 38-2.	Sterling Construction	>5	63.4	Up to 70%	Approved
Powell	6 lot PRD resulting in three new single family lots and one open space lot to be served by private drives	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
REM Development	5/8 unit PUD	Bay Rd, Map 8, Parcel 21-2	REM Development	More than 5 ac.	59.87	Up to 20% for each lot	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
Rivers Edge LLC	22/22 condos	East Lakeshore Drive, Tax Map 67, Parcel 11-1	O'Leary - Burke Civil Assoc.	More than 5 ac.	17.23	13.5	Completed
Riverside Farm LLC	13 units	527 Heineberg Drive, Tax Map 5, Parcel 5	Eric Farrell	1 to 5 ac.	11.5	8.70%	Approved

<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>
Sowles	1 lot	1608 Porters Point Road, Tax Map 46, Parcel 25-1	Perkins Trust	1 to 5 ac.	1.15	Up to 30% each lot	Approved
Spruce Hill Farm LLC	5 lots	1751 East Road, Tax Map 12, Parcel 26	Fitzgerald Construction	More than 5 ac.	88.15	Up to 30% each lot	Approved
Turner, Dale & Pam	1 new lot	920 Shore Acres Drive, Tax Map 64, Parcel 10	Krebs & Lansing Engineers	less than 1 ac.	7.74	Up to 30%	Approved
Vartuli	8 units	East Lakeshore Drive, Tax Map 66, Parcel 16-1	O'Leary - Burke Civil Assoc.	1 to 5 ac.	3.57	29%	Approved
Vickery	3/3 new lots	1033 Clay Point Road, Tax Map 78, Parcel 6-2	Trudell Consulting	1 to 5 ac.	4	Up to 30% each lot	Approved
Wells, Ray	8/9 lots	926 Severance Road, Tax Map 4, Parcel 24	O'Leary - Burke Civil Assoc.	less than 1 ac.	5.05	20%	Under Construction

A	B	C	D	E	F	G	H	I
Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
1 Camp Dudley @ Kiniya	Master Plan to include : 1) construction of a new multi-use building; 2) remove and relocate Cabins 1 – 8; 3) replace an eleven bed cabin; 4) reconstruct/replace 4 or 5 cabins on same location; 5) demolish existing staff cabins and construct a 30' x 40' staff cabin; 6) construct new motor boat shed (5 bays); 7) new pavilion at Jr. beach; 8) addition to barn, dining hall, infirmary, arts and crafts, shop and office; 9) construction of new	1317 Camp Kiniya Road, TM 79, P 2	Camp Dudley at Kiniya YMCA II, LLC	05/14/18	7.5	134	0.07%	Under Construction of item #8 in 2016
2 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
3								

	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>
17	St. Michael's College	20,475 sq. ft., 189 bed residential hall	a. 0, 11, 29, 53 and 69 Johnson Avenue Tax Map Parcels 010011, 008001, 009001, 010011 and 010001	Hamlin Engineering	7/29/2016	1 to 5 ac.	69	39.24	Complete
18	Tomar Management	18,972 square foot office building (Building B)	401 Water Tower Circle, Tax Map 3, Parcel 188	Systems & Software - Burt Wiley	No Expiration	1 to 5 ac.	3.19	Up to 80%	Construction more than 50% complete

