

**Town News**  
For the Week of July 13, 2015

While by no means a total representation of all the work performed by the Town, the following information highlights some activities which occurred:

**Town Manager's Office—Dawn Francis, Town Manager**

The Town of Colchester and CFD #2 are working collaboratively on a comprehensive Clean Water Initiative to improve and protect water quality in Malletts Bay. If successful, the initiative will:

- improve water quality
- abate sources of pollution along the lakeshore in Malletts Bay
- address failing and inadequate wastewater and storm water infrastructure
- encourage livable and sustainable low density redevelopment
- implement the State's Tactical Basin Plan for Lake Champlain.

More specifically, the initiative is designed to address:

- Multiple failed septic systems along the lakeshore which are unsuitable for replacement systems due to small lot sizes, steep slopes and other environmental limitations.
- High phosphorus levels in the Bay which is now higher than recommended levels
- Inadequate drainage systems now causing damage to roadways and private property as well as negatively impacting water quality
- The encouragement of small scale redevelopment and infill opportunities that are in keeping with the Bay's character and existing settlement patterns as articulated in recent public meetings and the Town Plan.

This comprehensive and holistic approach to cleaning up the Bay will involve:

- construction of municipal sewer extending from Burlington's North Treatment Plant along Heineberg Drive, Prim Road, West and East Lakeshore Drives to Goodsell Point
- construction and improvements to stormwater systems and drainage structures
- establishment of a stormwater utility to more equitably distribute costs among taxpayers
- improved land use planning, zoning and wastewater regulations that promote low impact development and green solutions to drainage and wastewater disposal.

The Town and CFD#2 have made significant progress toward this initiative. We have submitted a \$6.5 million pollution abatement grant request to the State to improve wastewater management in Malletts Bay. We have obtained planning grants to enhance our land use plans and controls. We have formed a citizen based Storm Water Advisory Committee to develop and advance a storm water utility. We have formed partnerships with Colchester Fire District #2 and the City of Burlington to advance these important infrastructure projects. Finally, we have had multiple productive and informative meetings with key state officials including Commissioner David Mears and Commissioner Noelle Mackay to discuss the Town's efforts and challenges. We are working hard to make these improvements affordable by seeking grants, and it is likely that in the future we will ask voters permission to use our local option tax revenues to fund a portion of the

For further information or comment, please call Linda Kingston at 264-5509.

project, after we have paid off existing debt. The Clean Water Initiative will be one of the most important projects ever undertaken for Colchester's future and that of Lake Champlain.

For more information about the Town Manager's Office, please visit <http://colchestervt.gov/Manager/index.shtml> or call (802) 264-5509.

### **Planning and Zoning Department—Sarah Hadd, Director**

For more information about the Planning and Zoning Department, please visit <http://colchestervt.gov/PlanningZ/planningZHome.shtml> or call (802) 264-5600.

The Colchester Planning and Zoning Department reports the following for the week of July 13, 2015:

- The Colchester Development Review Board will meet on July 22nd to consider following applications:
  - 1) site plan and conditional use applications of LR&W LLC to amend a previous approval for a yet unbuilt 20,600 sq. ft. general office building to reduce the size to 12,879 sq. ft. medical office use at 525 Hercules Drive, Tax Map 1, Parcel 20-6;
  - 2) a site plan to amend a previously approved concrete block seawall to create a handrail by enclosing the block wall with a wood frame at 1139 East Lakeshore Drive, Tax Map 68, Parcel 16;
  - 3) site plan and conditional use applications to construct a 26,600 sq. ft. single story structure for a hospice facility with associated infrastructure at 83 Munson Road, Tax Map 8, Parcel 21;
  - 4) preliminary plat, final plat, and site plan applications of St. Michael's College and the Town of Colchester to construct a 3 story, 20,475 sq. ft., 189 bed residential hall with associated parking, drives and walkway located at 0, 11, 29, 53 and 69 Johnson Avenue Tax Map 19, Parcels 010011, 008001, 009001, 010011 and 010001; and
  - 5) sketch plan application of Dorothy Mazza Revocable Trust to subdivide a 2.69 acre parcel zone GD-1 into 3 lots. 1) Lot #1 to be .94 acres; 2) Lot #2 to be .83 acres and 3) Lot #3 to be .92 acres to be developed with a duplex. Subject property is located at 279 Malletts Bay Avenue, Tax Map 6, Parcel 15.
- The Planning Commission held a public hearing on June 16<sup>th</sup> and then moved to adopt on July 7<sup>th</sup> Supplement 37 to the Zoning Regulations. The Select Board will hold a first reading on the supplement on August 11<sup>th</sup> before scheduling a public hearing and possible adoption. If approved by the Select Board, the supplement would do the following:
  - Amend Section 6.03 to clarify the Floodplain Regulations and allow floodproofing of structures to be done administratively through the building permit process, allow for the enlargement of residential structures that are floodproofed so long as the footprint is maintained or reduced, and allow for the rebuilding of sheds so long as they are wet-floodproofed;
  - Amend Section 7.03 to change the Shoreland District bounds to 250 feet from the mean watermark of Colchester Pond and Lake Champlain (delete Winooski & Lamoille Rivers), clarify tree cutting and replanting requirements, and add paths to permitted uses as long as they are meeting the set dimensional requirements for stairs;
  - Amend Section 7.04 Water Protection District to include a new Fluvial Erosion Hazard Overlay District that mimics the Shoreland District under Section 7.03 however only applies to the Winooski and Lamoille Rivers;
  - Amend Zoning Map to rezone parcels as codified in Appendix F herein: 25-005003 R3 to GD1 and Portions of Parcel ID #41-035002 GD1 to R3 (per Zoning Map);
  - Amend Section 2.03 District Boundaries to clarify Floodplain District boundaries;
  - Amend Section 2.12B to include reference to Section 6.03 and 7.04.

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