

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: May 15, 2012

Re: Monthly Report - April (FY 2011-2012)

BUILDING	PERMITS ISSUED		UNITS YTD	CONSTRUCTION VALUE		PREVIOUS YEAR
	MONTH	YEAR TO DATE		MONTHLY VALUE	YEAR TO DATE	
Residential SF	4	27	27	1,015,000	6,759,555	4,836,500
Residential Multi-Family		2	2		260,000	2,689,950
Accessory apt	0	1	1		30,000	8,500
Convert single family to duplex						
Convert Seasonal to year-round		1				29,000
Residential alt	5	99		138,300	2,713,364	1,051,330
Multi-family alt						
Residential misc	27	160		101,370	546,140	804,233
Residential mobile home	2	8		47,000	78,500	
Retaining walls	4	22		51,000	523,875	51,100
Swimming pools	2	10		7,750	119,698	29,000
Agricultural						
Agricultural alt						
Commercial	1	1		150,000	150,000	5,858,807
Commercial alt	5	27		1,087,000	2,678,400	2,682,177
Industrial						
Industrial alt						75,000
Institutional		3			23,132,000	
Institutional alt						
Governmental						
Site Develop Residential	1	3		146,000	523,185	240,400
Site Dev Com		1			900,000	
Demolition		11			49,500	5,000
Signs	11	37				
<b>TOTAL</b>	<b>62</b>	<b>413</b>	<b>30</b>	<b>2,743,420</b>	<b>38,464,217</b>	<b>18,360,997</b>

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

WW Permits	MONTH	YEAR TO DATE
Local	1	13
State	7	63
<b>TOTAL</b>	<b>8</b>	<b>76</b>

MEETINGS HELD	MONTH	YEAR TO DATE
Planning Commission	2	16
Technical Review Committee	2	8
Development Review Board	1	16
Pre-Construction	0	7
<b>TOTAL</b>	<b>6</b>	<b>47</b>

BUILDING /SITE INSPECTION PROGRAM	MONTH	YEAR TO DATE
Compliance Letters	14	89
Updated Compliance Letters	2	5
Building Inspections	22	294
Certificates of Occupancy	24	316
Health Violations	2	34
Local WW Inspections	0	5
State WW Inspections	8	70
Site Inspections	57	419
Infrastructure Inspections	0	0
Zoning Violations / Complaints	5	57
<b>TOTAL</b>	<b>134</b>	<b>1289</b>

**DEVELOPMENT REVIEW BOARD APPLICATIONS**

APPLICATION	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN	Yr To Date (Rec.)
Site Plan App.	2	3	0	0	0	31
Site Plan App. / Amend	0	0	0	0	0	6
Conditional Use	0	0	0	0	0	2
Sketch Plan App.	1	0	0	0	0	11
Preliminary Plat App.	0	0	0	0	0	5
Final Plat App. / Amend	1	0	0	0	0	8
Appeal	0	0	0	0	0	1
Variance	0	1	0	1	0	25
<b>TOTAL</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>89</b>

<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>
Acabay	75,000 sq. ft. research facility and general office building	West View Road, Tax Map 3, Parcel 203	Frank Motter	9/14/2012	1 to 5 ac.	5.3	41.80%	Under Construction
Burlington Hotel Investment Group, LLC	an amendment to a previously approved Planned Unit Development for a 100-room and 56-suite (two bedrooms each) 33,140 sq. ft. hotel and a 175-seat 5,222 sq. ft. standard restaurant on a 6.01 acre commercial site. The amendment consists of: 1) a boundary line adjustment to combine the 6.01 acre lot with an adjacent .57 acre lot; 2) demolition of existing residence on the .57 acre lot, 3) construction of a 172-seat 4,520 sq. ft. restaurant; and 3) convert the existing 5,222 sq. ft. restaurant to retail space	38 and 18 Lower Mountain View Drive, Tax Map 1, Parcel 20 and 21	Trudell Consulting Inc.	1/27/2011	0.34	6.01	65.90%	Approved

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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 cabins	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

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CD Cairns & Champlain Oil Company	Site Plan application to amend a previously approved Site Plan for: 1) an 11,032 sq. foot shopping center with 12 suites, 2) a two-pump, four fueling position gas canopy with a separate diesel pump for gasoline sales without service and repair, and 3) an accessory 2,518 sq. ft. warehouse. The amendment is to: 1) convert a vacant first floor 1,148 sq. ft. suite previously occupied by a bakery into a 17-seat short-order restaurant; 2) reconfigure the existing parking and add an additional eighteen parking spaces for a total of 53 parking spaces; and 3) interior renovations to an existing convenience store with deli that will include eliminating the deli use.	133 Blakely Road, Tax Map 66, Parcel 22-2	CD Cairns & Champlain Oil Company	3/7/2012	less than 1 ac.	1.53	59.90%	Completed

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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	Expires on 6/13/09	12.9 acres	36.97	17.60%	Construction more than 50% complete
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%	Building more than 50% complete
Costco	14,080 sq. ft. addition to the existing retail building resulting in a 139,828 gross sq. ft. building; construction of a gas station with six pumps or twelve fueling positions and a 72 sq. ft. controller building	218 Lower Mountain View Drive, Tax Map 1, Parcels 20-27 and 20-5	Costco Wholesale Inc.	1/11/13 must apply for final plat	less than 1 ac.	16	53.90%	Retail addition approved but in Ecourt; Gas pumps have preliminary plat
DEW	2 Multi-unit buildings with mini-storage	Map 22, Parcel 179-1	DEW Construction	2/11/2010	less than 1 ac.	9.5	17.1	Approved

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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 12,400 square feet of retail space, 34,040 square feet of office/commercial space, 4,050 square feet of restaurant space and 4,050 square feet of daycare space.	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	Expires on 8/29/12	More than 5 ac.	86.7	13.40%	Approved
Ireland Industries, Inc.	97,059 square feet of mixed office, commercial, retail and restaurant space	Tax Map 8 Parcel 37 & 37-1	SD Ireland	Expires June 11, 2012	over 5 ac.	42.19	32.00%	Dev. Under Construction
Kurzette Properties	864 square foot accessory structure for storage of equipment associated with the general office use	474 Prim Road, Tax Map 49, Parcel 24	Laurie Goldsmith	Expires on 6/13/08	less than 1 ac.	0.46	23.70%	Dev. Under Construction
Murphy D/B/A Burlington News Agency	Construction of two general office buildings: Phase I a 10,600 sq. ft. building and Phase II a 10,000 sq. ft. building	30 & 36 Hercules Drive, Tax Map 1, Parcels 20-6 & 20-7	Wiemann-Lamphere Architects	Expires on May 28, 2010	greater than 1 ac.	3.3	29%	Phase I Complete

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Nynex Mobile Limited Partnership and Cellco Partnership each d/b/a Verizon Wireless	235 Broadacres Drive, Tax Map 6, Parcel 24	amend a previously approved site plan for: 1) a 5,300 square foot water tank with an overall maximum height of 41 feet and a 75 foot monopole with mounted antennas extending the height to 78 feet and two accessory equipment shelters. The site plan amendment consists of: 1) construction of a 35' by 80' fenced compound with an eight foot high chain link fence, 2) construction a new 75 foot monopole, 3) construction of a 12' by 24' equipment shelter, and 4) construction	Brian Sullivan	3/28/2013	less than 1 ac.	135	1%	Under Construc tion

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Penro Specialty Compounding	establish a specialty pharmaceutical lab with commercial lease space in an existing building. Phase I includes a building addition of a 790 sq ft. Phase II includes demolition and removal of the existing garage, expansion of the parking lot and a 3,150 sq. ft. addition.	220 Main Street, Tax Map 26, Parcel 14-2	Krebs & Lansing Engineers	Expires on 1/1/2017	less than 1 ac.	1	42.40%	Under Construction
RL Vallee	a 1900 square foot addition with 48 seat fast food restaurant to convenience store	Roosevelt Highway, Tax Map 17, Parcel 9	Steve Vock - CEA	No Expiration	1 to 5 ac.	2.5	Up to 60%	Building more than 50% complete
Rathe Salvage Inc.	construction of a 4,500 sq. ft. salvage company office and storage building	185 Rathe Road, Tax Map 3, Parcel 23-2	Hamlin Engineering	1/13/2012	less than 1 ac.	17.15	28.8	Expired
Rose	convert a 3,998 sq. ft. storage building with a residential apartment to a business service with a residential apartment	151 Jasper Mine Road, Tax Map 17, Parcel 19	William & Deborah Road	3/28/2013	0	n/a	n/a	Under Construction

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St. Michael's College	amend a previously approved Site Plan for a college campus. The amendment consists of 1) the construction of a 41,240 sq. ft., four story, student center with connections to five residence halls, and 2) the construction of a 39,860 sq. ft. four story, 105-bed residential hall	College Parkway, Tax Map 1, Parcel 5	Hamlin Engineering	1/25/2013	1 to 5 ac.	63.6	38.33%	Under Construction
Sisters & Brothers	Site Plan application to amend a previously approved Site Plan for a Dunkin-Donuts with a drive-thru window. The amendment consists of: 1) removal of the existing Dunkin-Donuts Store; 2) removal of existing shed; and 3) construction of a 6,095 sq. ft. shopping center, including Dunkin-Donuts with a drive-thru window.	25 & 39 Macrae Rd., Tax Map 41, Parcels 97 & 98	Trudell Consulting Inc.	Expiration 8/11	less than 1 ac.	1.5	43.40%	Under Construction

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State of Vermont	reconfiguration of the AOT highway garage complex. The Site Plan involves consolidation of existing uses into one main structure to be 36,016 sq. ft. and 2 salt sheds for a total of 54,128 sq. ft., reconfiguration of parking and removal of several structures	Troy Avenue, Tax Map 20, Parcel 1	Vermont Department of Transportation District #5	Expiration 5/26/11	1 to 5 ac.	17	73%	Building more than 50% complete
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%	PUD more than 50% complete (Building A)

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Town of Colchester	amend a previously approved 7,035 sq. ft. medical clinic and a 11,868 sq. ft. Police Station (includes two stories) with a previously approved and not constructed 104 sq. ft. addition. The amendment is for a 3,332 sq. ft. addition and eliminating ten parking spaces.	835 Blakely Road, Tax Map 7, Parcel 57	Al Diepetro	4/11/2012	less than 1 ac.	3.72	38.90%	Under Construction
Town of Colchester	Increase the gravel parking lot from 20 spaces to 47 spaces to include two handicap spaces	Blakely Road, T	Glen Cuttitta	8/25/2010	less than 1 ac.	47	Less than 20%	Under Construction
University of Vermont & State Health Lab	demolish an existing general office building and construct a two story, 61,606 sq. ft. building to be connected to an existing building to create a multi-tenant research center	208 & 245 South Park Drive, Tax Map 1, Parcels 24-3, 24-4 and 24-5	UVM	Final Plat must be applied for by 1/25/12	1 to 5 ac.	11.98	36%	Preliminary Plat Approved

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Antell	1 lot	645 Colchester Point Road, Tax Map 34, Parcel 77	Donna Antell	less than 1 ac.	1.86	Up to 20%	Completed
Barney Point	1 lot	Map 33 Parcel 62 Colchester Point	Marilyn Cipola	less than 1 ac.	0.7	Up to 20%	
Brackenbury	3/8 lots	203 Colchester Pond Road, Tax Map 9, Parcel 18	William Chesbrough	More than 5 ac.	25.59	Up to 20% for each lot	Under Construction
Brosseau, Laretta	19 unit Planned Residential Development	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 Construction
Carey, Peggy	1 lot	2627 East Road, Tax Map 15, Parcel 18	Carey, Peggy	1 to 5 ac.	116	Up to 20%	
Cottonwood Crossing	five (5) lot Planned Residential Development on a 57 acre parcel to be served by a private drive. Lot #1 to be 2.0 acres, Lot #2 to be 1.4 acres, Lot #3 to be 25.4 acres, Lot #4 to be 8.2 acres and Lot #5 an open space lot to be 18.7 acres	816 East Road, Tax Map 12, Parcel 13	David Burke	less than 1 ac.	57	Up to 20%	Approved

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Dickinson, Richard & Erlene	subdivide a 3.5 acre lot into six lots for single-family residences and for the construction of 625 feet of public road. Lot #1 a 23,831 sq. ft. parcel with an existing residence; Lot #2 a 16,237 sq. ft. parcel; Lot #3 a 17,063 sq. ft. parcel; Lot #4 a 16,630 sq. ft. parcel; Lot #5 a 25,870 sq. ft. parcel; and Lot #6 a 17,579 sq. ft. Parcel	304 Porters Point Road, Tax Map 41, Parcel 29	Lamoureux & Dickinson Engineers	1 to 5 ac.	3.5	Up to 20%	Approved
Dugan / Banks	two (2) unit Planned Un	423 Camp Kiniya Road,	Michael Dugan	less than 1 ac.	3.74	Up to 20%	Approved

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Duggan	three (3) unit Planned Unit Development on a 1.56 acre parcel consisting of creating four parcels: 1) Lot one a .48 acre parcel with a proposed single-family residence, 2) Lot two a .41 acre parcel with an existing single-family residence, 3) Lot three a .48 acre parcel with a proposed single-family dwelling, and 4) a .20 acre common space for a private driveway	39, 50, and 60 James Way, Tax Map 48, Parcels 10, 10-1, and 10-2	James & Kathleen Duggan	less than 1 ac.	1.56	Up to 20%	Approved
Farmington Hills	8 lots & 8 units	Tax Map 28 Parcel 85	Hergenrother Construction	over 5 ac.	9	Up to 20%	Completed
Gardner - Aikey Lane	2/4 lots	1312 Jasper Mine Road, Tax Map 16, Parcel 69	Gardner Construction	over 5 ac.	6.03	Up to 20%	Dev. Under construction
Gardner – Fern Ct.	1 lot	Tax Map 39 Parcel 011032	Gardner Construction	1 to 5 ac.	11.8	15.10%	Dev. Under construction

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Gentes Subdivision	1 lot	Tax Map 9 Parcel 041003 54 Sand Road	Edwin Blow	1 to 5 ac.	3.7	Up to 20%	
Handy, Gabriel & Diane	a four (4) unit Planned Unit Development on a 1.58 acre parcel consisting of: 1) demolition of a single family house with detached garage, and 2) two (2) duplex dwelling units	524 Church, Tax Map 48, Parcel 17	David Burke	less than 1 ac.	1.5	Less than 20%	Approved
Haskins, Samuel & Rivers Edge Development	3/8 lots	2266 Main Street, TM 9, P 3	David Burke	over 5 ac.	16.25	Up to 20%	Under Construction
Hayward, Nathaniel	2/14 lots	Niquette Bay Road, Tax Map 17, Parcels 15-1	Nathaniel Hayward	More than 5 ac.	22	Up to 20%	Under Construction

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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 units	Intersection of US Routes 2 & 7 and Blakely Severance Road, Tax Map 4, Parcels 30-1, 30-2, 30-3 and 32	Robina Jeffers at SD Ireland	More than 5 ac.	86.7	13.40%	Approved
Ireland Industries, Inc.	152 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	

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Marble Island	26 units completed from the Final Plat application to amend a previously approved Planned Residential Development. The amendment consists of: 1) elimination of 27 previously approved condominium units; 2) amendments to the footprint and massing of 10 previously approved condominium units, 3) 45 single-family house lots, 4) amendments to site amenities including but not limited to circulation, open space, community pool space, the elimination of the golf course and	Tax Map 57 Parcel 9	J.L. Davis Realty	over 5 ac.	61.47	Up to 60%	Dev. Under construction

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Mazza, Dick – Ford Lane	0/2 lots	Tax Map 39, Parcel 14	Dick Mazza	less than 1 ac.	0.92	Up to 20% for each lot	Under construction
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%	
Owls 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	Approved
Rhoades, Victoria & Rivers Edge	Create an eight (8) unit Planned Residential Development with a 24' wide by 150' long private drive	274 Main Street, Tax Map 26, Parcel 12	Rivers Edge LLC	1 to 5 ac.	3.8	13.1	Completed
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	

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Veronneau	4 units in 2 duplexes	855 Porters Point Road, Tax Map 42, Parcel 249	Tom Hergenrother	less than 1 ac.	1.96	36%	Approved
Wedgewood	6/9 lots	1258 Severance Road, Tax Map 4, Parcel 10	O'Leary - Burke Civil Assoc.	More than 5 ac.	12.4	Up to 30% each lot	Dev. Under construction
Wells, Ray	1/9 lots	926 Severance Road, Tax Map 4, Parcel 24	O'Leary - Burke Civil Assoc.	less than 1 ac.	5.05	20%	Under Construction
Wichmann, Mary Ann	1 new lot	Coon Hill Road, Tax Map 14, Parcel 15-3	Henk Wichmann	1 to 5 ac.	25	Up to 20%	
Wright, Seth & Wendy	0/3 lots	1480 East Road, Tax Map 12, Parcel 21	Seth Wright	1 to 5 ac.	23.4	24,917 sq. ft.	Dev. Under construction

**DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED**

**STEVE ROBERGE AND HVL VERMONT, LLC** – Variance application to raise an existing structure in the Flood Plain District. Subject property is located at 2030 Colchester Point Road, Tax Map 31, Parcel 5, Unit 28.

**LEON ROBERTS, JR.** – Site Plan application for the construction of a 60' long x 15' high retaining wall encroaching in the Shoreland District setback. Subject property is located at 570 West Lakeshore Drive, Tax Map 62, Parcel 35.

**JAMES FEWER** – Site Plan application for: 1) the removal of a failed 18 foot section of retaining wall along the 122' contour, and 2) a new retaining wall 55' long, 24" thick retaining wall along the 102' contour beginning approximately 20 feet south of the eastern property line. Subject property is located at 727 East Lakeshore Drive, Tax Map 56, Parcel 16.

**TMB REALTY HOLDINGS, INC.** – Site Plan application for: 1) reconstructing 180 linear feet or an existing riprap seawall with large dimensional stone rising to five feet in height along the 102 foot contour within the proximity of the residence on the property, and 2) construction of 20 linear feet of new retaining wall up to five feet in height above grade from the 106' contour to the 116' contour within the vicinity of the garage. The subject property is located at 432 Braeloch East Road, Tax Map 76, Parcel 13.

**DEVELOPMENT REVIEW BOARD APPLICATIONS DENIED**

**NONE**

**DEVELOPMENT REVIEW BOARD APPLICATIONS WITHDRAWN**

**NONE**

**DEVELOPMENT REVIEW BOARD APPLICATIONS RECESSED**

**NONE**

**DEVELOPMENT REVIEW BOARD HEARINGS TO BE HELD**

**GERALDINE FITZGERALD** – Final Plat application to subdivide a 1.85 acre parcel into two residential lots: 1) Lot #1 to be .35 acres to be developed with a single family residence; 2) Lot #2 to be 1.50 acres developed with an existing single family residence and an accessory apartment. Subject property is located at 2423 Malletts Bay Avenue, Tax Map 28, Parcel 37.

**DOUG AND ELIZABETH GLASS** - Site Plan application for the removal of more than 100 cubic yard of fill to create a pond. Subject property is located at 1402 Camp Kiniya Road, Tax Map 79, Parcel 3.

**ST. MICHAEL'S COLLEGE** – Site Plan application for the construction of a new 682 linear foot loop road and widening of 275 linear feet of the existing road. Subject property is located on Campus Road, Tax Map 1, Parcel 5.

**BRUCE BARRY** – Site Plan application for the construction of a poured concrete retaining wall encroaching in the Shoreland District setback. Subject property is located at 812 Holy Cross Road, Tax Map 47, Parcel 1.

**PETER AND CHARLENE MONGEON** – Site plan application for the construction of 41 linear feet of poured concrete for a retaining wall encroaching in the Shoreland District setback. Subject property is located at 1107 East Lakeshore Drive, Tax Map 68, Parcel 11.

**PAUL SMITH** – Sketch plan application to subdivide a 27 acre parcel into two residential lots: 1) Lot #1 to be a 10 acre parcel to be developed with a single family residence; 2) Lot #2 to be 17 acres developed with an existing single family residence and accessory structures. Subject property is located at 613 Poor Farm Road, Tax Map 7, Parcel 10.

**RIVERS EDGE BUILDING DEVELOPMENT, LLC** – Sketch Plan application for a 19 unit Planned Residential Development comprised of two duplexes and five triplexes and a 520 ft. extension of a public road know as Fox Run. Subject property is located at Tax Map 7, Parcel 75.

Town of Colchester  
Planning Zoning

April

