INTEROFFICE MEMORANDUM

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

FROM: Sarah Hadd, Director of Planning and Zoning

DATE: SEPTEMBER 9, 2010

RE: Monthly Report - AUGUST 2010 (FY 2010-2011)

BUILDING	PERMITS ISSUED MONTH	PERMITS ISSUED YEAR TO DATE	CONSTRUCTION VALUE MONTHLY VALUE	YEAR TO DATE	PREVIOUS YEAR
Residential Single family	4	6	1,038,000	1,453,000	
Residential Multi-family					375,000
Accessory apt					
Convert single family to duplex					
Convert Seasonal to year-round					
Residential alt	9	20	235,800	464,603.66	310,838
Multi-family alt					
Residential misc	24	48	79,300	238,439.51	101,800
Residential mobile home					30,000
Seawalls/ Retaining walls		2		1,600	14,000
Swimming pools		1		26,000	
Agricultural Agricultural alt					
Commercial Commercial alt	1 3	2 5	2,371,120 829,378	2,491,120 1,115,395	601,655 53,000
Industrial Industrial alt					
Institutional Misc Institutional alt					187,503 739,850
Governmental					
Site Develop Residential	1	1	137,400	137,400	
Site Dev Commercial					1,000,000
Demolition					25,000
Signs	2	6			
TOTAL	**44**	**91**	**4,689,898**	**5,927,558.17**	**3,438,646**

Construction value does not equal market value. Current tax rate (**RESIDENTIAL 2.3439/NON-RESIDENTIAL 2.6870** x assessed value yields possible increase in grand list.) Number in parenthesis represents total number of dwelling units.

VICTORIA RHOADES AND RIVERS EDGE BUILDING DEVELOPMENT, LLC – Preliminary Plat application for an eight (8) unit Planned Residential Development with a 24' wide by 150' long private drive. Subject property is located at 274 Main Street, Tax Map 26, Parcel 12.

VICTORIA RHOADES AND RIVERS EDGE BUILDING DEVELOPMENT, LLC – Final Plat application for an eight (8) unit Planned Residential Development with a 24' wide by 150' long private drive. Subject property is located at 274 Main Street, Tax Map 26, Parcel 12.

Town of Colchester
Planning Zoning

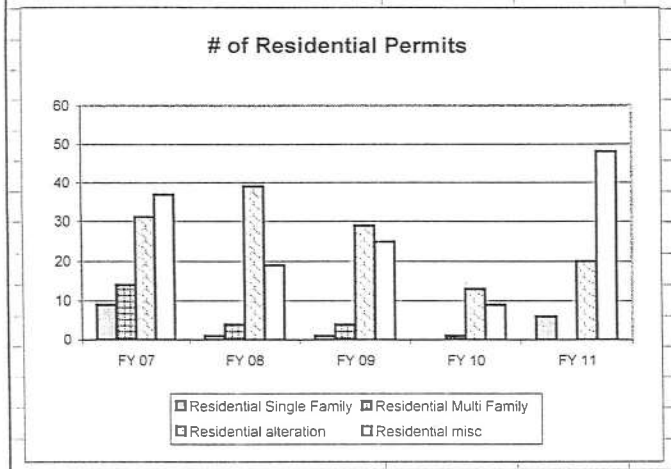
Year to Date Construction Value
August

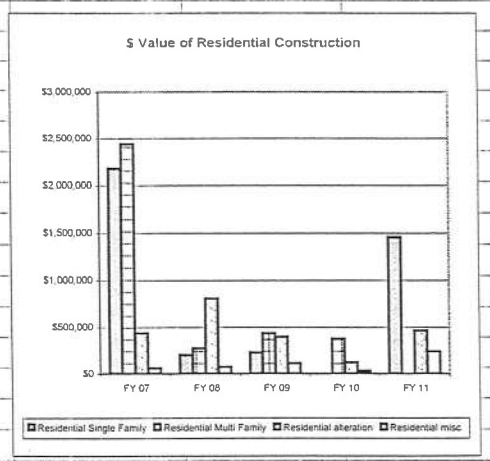
	FY 07	FY 08	FY 09	FY 10	FY 11	FY 07	FY 08	FY 09	FY 10	FY 11
Type of Construction	# of Permits	# of Permits	# of Permits	# of Permits	# of Permits	$ Value of Construction	$ Value of Construction	$ Value of Construction	$ Value of Construction	$ Value of Construction
Residential Single Family	9	1	1		6	$2,179,000	$200,000	$226,000		$1,453,000
Residential Multi Family	14	4	4	1		$2,440,000	$275,000	$435,000	$375,000	
Residential w/access apt	2	1				$27,000	$57,500			
Residential single w/ in-law										
Convert single family to duplex										
Convert seasonal to year around	3									
Residential alteration	31	39	29	13	20	$437,279	$811,169	$395,094	$124,067	$464,603.66
Multi-family alteration										
Residential misc	37	19	25	9	48	$61,819	$72,034	$116,093	$32,000	$238,439.51
Residential mobile home										
Mobile home replacement	1	1		1		$51,934			$30,000	
Retaining walls	1		1	2	2	$7,200		$30,000	$9,500	$1,600
Swimming pools	7	6			1	$60,484	$30,200			$26,000
Agricultural										
Agricultural alterations										
Commercial	2			1	2	$1,455,000				$2,491,120
Commercial alterations	4	4	2	2	5	$31,500	$371,760	$376,500	$53,000	$1,115,395
Industrial										
Industrial alt										
Institutional misc										
Institutional misc alterations										
Governmental										
Site development residential					1					$137,400
Site development commerical	2	1				$105,356	$25,000			
Demolition	2		1	1						
Signs	5		6	3	6					
Severance Corners Village	2					$4,332,690				
Total	122	76	69	33	91	$11,189,262	$1,842,663	$1,578,687	$623,567	$5,927,558

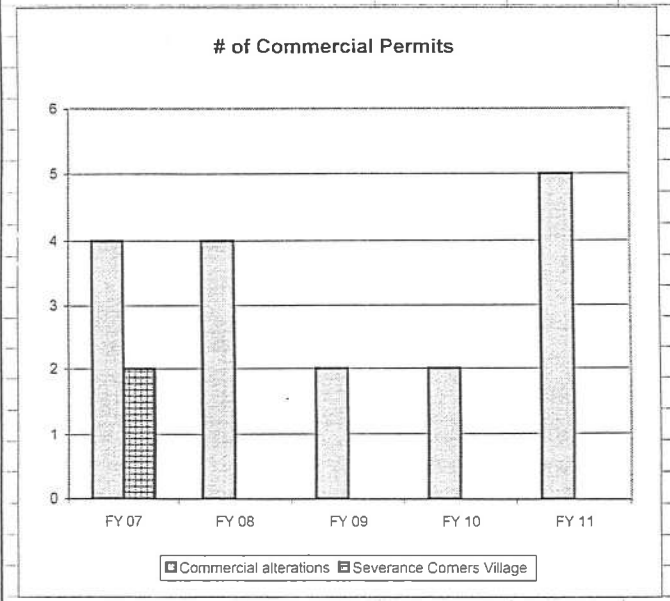
9/9/2010

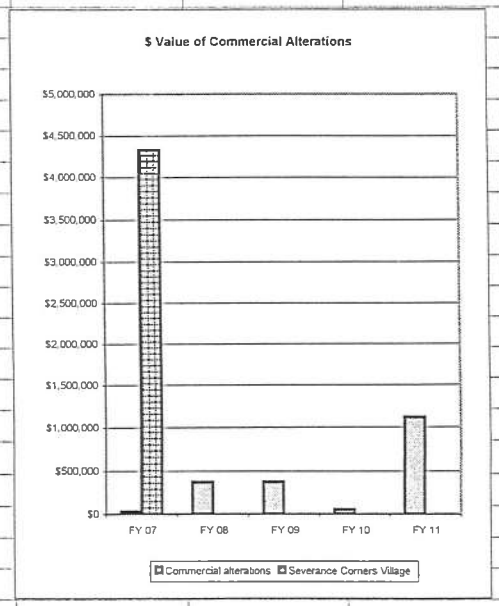
Town of Colchester
Planning Zoning

August









9/9/2010

Colchester App, ,d Lots / Units

1

	A	B	C	D	E	F	G	H
1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
2	Antell	1 lot	645 Colchester Point Road, Tax Map 34, Parcel 77	Donna Antell	less than 1 ac.	1.86	Up to 20%	
3	Barney Point	1 lot	Map 33 Parcel 62 Colchester Point	Marilyn Cipola	less than 1 ac.	0.7	Up to 20%	
4	Barrows	1 lot	1519 Porters Point Road, Tax Map 46, Parcel 21	Gerri & Cory Barrows	less than 1 ac.	0.7	Up to 20%	Under Constructi on
5	Bortz	1 lot	144 Middle Road, Tax M	Seth Bortz	1.2 acres	29.72	Up to 20%	Under Constructi on
6	Brackenbury	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	
7	Brossuea, Lauretta & Fitgerald, Daniel &	12 unit Planned Residential Development on a 26.45 acre lot	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%	Pending Act 250
8	Carey, Peggy	1 lot	2627 East Road, Tax Map 15, Parcel 18	Carey, Peggy	1 to 5 ac.	116	Up to 20%	

	A	B	C	D	E	F	G	H
1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
9	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 1	304 Porters Point Road, Tax Map 41, Parcel 29	Lamoureux & Dickinson Engineers	1 to 5 ac.	3.5	Up to 20%	Preliminar y Plat Approval on 5/26/10
10	Farmington Hills	8 lots & 8 units	Tax Map 28 Parcel 85	Hergenrother Construction	over 5 ac.	9	Up to 20%	Dev. Under
11	Gardner - Aikey Lane	four residential lots	1312 Jasper Mine Road, Tax Map 16, Parcel 69	Gardner Construction	over 5 ac.	6.03	Up to 20%	Dev. Under constructi on
12	Gardner – Fern Ct.	1 lot	Tax Map 39 Parcel 011032	Gardner Construction	1 to 5 ac.	11.8	15.10%	Dev. Under constructi

Colchester Approved Lots / Units

	A	B	C	D	E	F	G	H
1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
13	Gentes Subdivision	1 lot	Tax Map 9 Parcel 041003 54 Sand Road	Edwin Blow	1 to 5 ac.	3.7	Up to 20%	
14	Gilfillan	subdivide a 5.34 acre with an existing single family residence and an accessory apartment into two lots: 1) lot #1 a 1.0 acre parcel with the existing single family residence, and 2) Lot #2 a 4.34 acre parcel with the existing accessory apartment and a pr	340 Raymond Road, Tax Map 16, Parcel 4	Brian Gilfillan	1 to 5 ac.	4.34	Up to 20%	Under Constructi on

	A	B	C	D	E	F	G	H
1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
15	Haskins, Samuel & Rivers Edge Development	subdivide a 16.19 acre parcel into eight single family lots and construct a public road: 1) Lot One 22,124 sq. ft., 2) Lot Two 24,870 sq. ft., 3) Lot Three a 2.94 acre parcel, 4) Lot Four a 8.42 acre parcel, 5) Lot Five 38,650 sq. ft., 6) Lot Six a 34,942	2266 Main Street, TM 9, P 3	David Burke	over 5 ac.	16.25	Up to 20%	
16	Hayward, Nathaniel	Planned Residential Development on 22 undeveloped acres consisting of: 1) 14 single family lots, 2) two common area parcels, and 3) installation of a new public road	Niquette Bay Road, Tax Map 17, Parcels 15-1	Nathaniel Hayward	More than 5 ac.	22	Up to 20%	Under Construction

Colchester Approved Lots / Units

	A	B	C	D	E	F	G	H
1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
17	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	Robina Jeffers at SD Ireland	More than 5 ac.	86.7	13.40%	Pursuing Act 250 Exemptio n for Growth Center
18	Ireland Industries, Inc.	152 units	Tax Map 8 Parcel 37 & 37-1	SD Ireland	over 5 ac.	42.19	32%	Dev. Under constructi
19	Lefebvre	1 lot	Tax Map 69 Parcel 19 Bay Road	Parcel 19 - Donald Richard 32 Burling St. Winooski	over 5 ac.	7.3	Up to 20% each	

	A	B	C	D	E	F	G	H
1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
	Marble Island	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	Tax Map 57 Parcel 9	J.L. Davis Realty	over 5 ac.	61.47	Up to 60%	Dev. Under construction
20								

Colchester Approved Lots / Units

	A	B	C	D	E	F	G	H
1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
21	Mazza, Dick – Ford Lane	1 lot	Tax Map 39, Parcel 14	Dick Mazza	less than 1 ac.	0.92	Up to 20%	
22	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.
23	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%	
24	Owls Glen	113 Unit PUD	Roosevelt Highway and Severance Road, Tax Map 8,	Sterling Construction	>5	63.4	Up to 70%	Pursuing Wetland Permits
25	Powell	Create five additional lots that will result in a total of 7 single-family lots	133 and 354 Platt Road, Tax Map 78, Parcel 19 and Tax Map 77, Parcel 2	John Powell	>5	22	Up to 20%	Appealed to Court
26	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	

	A	B	C	D	E	F	G	H
1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
27	Thibault	4 lots: 1) lot #1 a 1.84 acre lot with existing duplex, 2) lot #2 a 1.45 acre parcel with a proposed single-family residence; 3) lot #3 a 1.45 acre parcel with a proposed single-family residence; and 4) a 7.39	2133 Malletts Bay Avenue, Parcel 03-051000	Krebs & Lansing Engineers	1 to 5 ac.	12.1	Up to 30% each lot	Under Constructi on
28	Wedgewood	subdivide a vacant 12.4 acre parcel into nine single family 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 constructi on
29	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%	Env. Court released for dev.

Colchester Approved Lots / Units

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1	**Project**	**Remaining Lots / Un**	**Location**	**Contact**	**Acreage Distrubed**	**Project Acreage**	**Lot Coverage**	**Status**
30	Wright, Seth & Wendy	subdivide a 23.4 acre lot into four single-family lots. Lot #1 a 5.01 acre parcel; Lot #2 a 5.08 acre parcel; Lot #3 a 5.15 acre parcel with existing single family residence and barn; and Lot #4 a 8.15 acre parcel	1480 East Road, Tax Map 12, Parcel 21	Seth Wright	1 to 5 ac.	23.4	24,917 sq. ft.	