

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: January 5, 2012
 Re: Monthly Report - December (FY 2011-2012)

BUILDING	PERMITS ISSUED		UNITS YTD	CONSTRUCTION VALUE		
	MONTH	YEAR TO DATE		MONTHLY VALUE	YEAR TO DATE	PREVIOUS YEAR
Residential SF	2	17	17	525,000	5,143,555	859,800
Residential Multi-Family		2	2		260,000	
Accessory apt						8,500
Convert single family to duplex						
Convert Seasonal to year-round						29,000
Residential alt	11	70		166,700	1,254,509	730,880
Multi-family alt						
Residential misc	14	111		43,700	380,440	561,148
Residential mobile home		4			21,500	
Retaining walls	3	10		32,950	156,450	51,100
Swimming pools		7			81,948	29,000
Agricultural						
Agricultural alt						
Commercial						5,828,807
Commercial alt		16			444,200	1,936,393
Industrial						
Industrial alt						75,000
Institutional						
Institutional alt						
Governmental						
Site Develop Residential		2			377,185	240,400
Site Dev Com						
Demolition		7			30,500	1,000
Signs	3	22				
TOTAL	33	268	19	768,350	8,150,287	10,351,028

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

WW Permits	MONTH	YEAR TO DATE
Local	3	12
State	4	38
TOTAL	7	50

MEETINGS HELD	MONTH	YEAR TO DATE
Planning Commission	2	8
Technical Review Committee	0	3
Development Review Board	1	9
Pre-Construction	2	5
TOTAL	5	25

BUILDING /SITE INSPECTION PROGRAM	MONTH	YEAR TO DATE
Compliance Letters	4	57
Updated Compliance Letters	0	0
Building Inspections	14	198
Certificates of Occupancy	21	198
Health Violations	1	25
Local WW Inspections	1	5
State WW Inspections	5	46
Site Inspections	42	191
Infrastructure Inspections	0	0
Zoning Violations / Complaints	10	34
TOTAL	98	754

DEVELOPMENT REVIEW BOARD APPLICATIONS

APPLICATION	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN	Yr To Date (Rec.)
Site Plan App.	2	0	0	0	0	18
Site Plan App. / Amend	0	0	0	0	0	1
Conditional Use	0	1	0	0	0	0
Sketch Plan App.	1	0	0	0	0	5
Preliminary Plat App.	0	0	0	0	0	5
Final Plat App. / Amend	0	0	0	0	0	6
Appeal	0	0	0	0	0	1
Variance	0	1	0	0	0	23
TOTAL	3	2	0	0	0	59

<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>
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
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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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	Burlington Food Service	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	218 Lower Mountain View Drive, Tax Map 1, Parcels 20-27 and 20-5	Costco Wholesale Inc.	5/27/2010	less than 1 ac.	16	53.90%	Before DRB for amendment

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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

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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
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	Approved

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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%	Existing building demolished.
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

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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)
Town of Colchester	Increase the gravel parking lot from 20 spaces to 47 spaces to include two handicap spaces	West Lakeshore Drive, Tax Map 50, Parcel 44-1	Glen Cuttitta	8/25/2010	less than 1 ac.	47	Less than 20%	Under Construction

<u>Project</u>	<u>Remaining Lots / Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Antell	1 lot	645 Colchester Point Road, Tax Map 34, Parcel 77	Donna Antell	less than 1 ac.	1.86	Up to 20%	Under Construction
Barney Point	1 lot	Map 33 Parcel 62 Colchester Point	Marilyn Cipola	less than 1 ac.	0.7	Up to 20%	
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	Completed
Brosseau, Laretta & Fitzgerald, Daniel & Christine	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%	Completed
Carey, Peggy	1 lot	2627 East Road, Tax Map 15, Parcel 18	Carey, Peggy	1 to 5 ac.	116	Up to 20%	

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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
Farmington Hills	8 lots & 8 units	Tax Map 28 Parcel 85	Hergenrother Construction	over 5 ac.	9	Up to 20%	Dev. Under construction
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 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%	
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 sq. ft., 7) Lot Seven 21,683 sq. ft., and 8) Lot Eight 24,403 sq. ft.	2266 Main Street, TM 9, P 3	David Burke	over 5 ac.	16.25	Up to 20%	Under Construction
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

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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 32 Burling St. Winooski	over 5 ac.	7.3	Up to 20% each	

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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 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 associated amenities, and road	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	.92 acre parcel into two residential lots: Lot #1 a .46 acre lot and Lot #2 a .46 acre lot each to be developed with a single family residence	Tax Map 39, Parcel 14	Dick Mazza	less than 1 ac.	0.92	Up to 20% for each lot	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.
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%	Pursuing Wetland Permits
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

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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	Under Construction
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	
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 construction
Wells, Ray	subdivide a 5.05 acre parcel into nine single family lots and for the construction of 730 feet of public road	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%	

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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.	Dev. Under construction

DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED

GERALDINE AND ROLF WETZELL AND HVL VERMONT, LLC – Variance application to raise a pre-existing, non-conforming structure in the Flood Plain District. Subject property is located at 1842 Colchester Point Road, Tax Map 31, Parcel 5, Unit 41.

COSTCO WHOLESALE CORPORATION AND RAYS MOBILE HOMES INC. – Preliminary Plat Application of Costco Wholesale for a Planned Unit Development consisting of: 1) Combining an undeveloped parcel 01-020053 and 01-020273 developed with a 125,748 sq. ft. retail building with accessory automotive and short-order restaurant uses that was previously approved for a 14,080 gross sq. ft. addition resulting in a 139,903 gross sq. ft. building, 2) construction of a gas station with six pumps or twelve fueling positions and a 72 sq. ft. controller building, and 3) reconfiguration of the existing parking lot. Subject property is located at 218 Lower Mountain Drive, Tax Map 1, Parcels 20-5 and 20-27.

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

116 MAIN STREET, LCC – Recessed November 30th - Site Plan application for the construction of an accessory structure. Subject property is located at 3548 Roosevelt Highway, Tax Map 26, Parcel 20.

STATE OF VERMONT AND THE UNIVERSITY OF VERMONT – Preliminary Plat application for a Planned Unit Development to construct a two story, 61,606 gross square foot building and connect to the existing Colchester Research Facility to create a multi-tenant research center. Subject properties are located at 208 & 245 South Park Drive, Tax Map 1, Parcels 24-3, 24-5, and 24-4.

ST. MICHAEL'S COLLEGE – Site Plan application to construct a 23,732 sq. ft. four story student center and a four story residential hall to be connected. Subject property is located on College Parkway, Tax Map 1, Parcel 5.

Town of Colchester
Planning Zoning

**Year to Date Construction Value
December**

Type of Construction	FY 08	FY 09	FY 10	FY 11	FY 12	FY 08	FY 09	FY 10	FY 11	FY 12
	# of Permits	\$ Value of Construction								
Residential Single Family	4	4	4	12	17	\$1,603,000	\$1,151,000	\$1,006,000	\$859,800	\$5,143,555
Residential Multi Family	36	35	33		2	\$2,655,000	\$2,619,000	\$2,559,000		\$260,000
Residential w/access apt	3		1	1		\$165,500	\$85,000	\$85,000	\$8,500	
Residential single w/ in-law										
Convert single family to duplex										
Convert seasonal to year around		1		2					\$29,000	
Residential alteration	82	66	72	39	70	\$1,575,877	\$976,177	\$1,015,526	\$730,880	\$1,254,509
Multi-family alteration										
Residential misc	45	80	64	105	111	\$202,159	\$667,489	\$318,955	\$561,148	\$380,440
Residential mobile home					4					
Mobile home replacement	2		1			\$75,000		\$30,000		\$21,500
Retaining walls	5	3	5	4	10	\$249,300	\$83,000	\$32,650	\$51,100	\$156,450
Swimming pools	8			2	7	\$30,200			\$29,000	\$81,948
Agricultural										
Agricultural alterations	1			1		\$700				
Commercial		2	5	8			\$1,078,328	\$900,655	\$5,828,807	
Commercial alterations	9	14	12	14	16	\$4,721,199	\$817,445	\$588,700	\$1,936,393	\$444,200
Industrial										
Industrial alt			2	1				\$40,000	\$75,000	
Institutional misc			2					\$327,503		
Institutional misc alterations		2	1				\$1,433,000	\$739,850		
Governmental		1					\$71,000			
Site development residential	3			2	2	\$123,500			\$240,400	\$377,185
Site development commerical		2	1				\$300,000	\$1,000,000		
Demolition	1	4	6	7	7		\$10,000	\$26,000	\$1,000	\$30,500
Signs	5	15	14	18	22					
Severance Corners Village										
	204	229	223	216	268	\$11,401,435	\$9,291,439	\$8,669,839	\$10,351,028	\$8,150,287

Town of Colchester
Planning Zoning

December

