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: March 12, 2014
Re: Monthly Report - February (FY2014)

FILE COPY

BUILDING	PERMITS ISSUED MONTH	PERMITS ISSUED YEAR TO DATE	UNITS YTD	CONSTRUCTION VALUE MONTHLY VALUE	YEAR TO DATE	PREVIOUS YEAR
Residential SF	1	19	19	225,000	3,706,755	2,709,208
Residential Multi-Family		2	6		820,000	250,000
Accessory apt	1	3	3		75,000	40,000
Convert single family to duplex						
Convert Seasonal to year-round		2				
Residential alt	4	48		342,790	1,902,670	1,205,751
Multi-family alt						
Residential misc	2	113		7,200	431,418	290,954
Residential mobile home		13			497,700	48,000
Retaining walls	1	5		20,000	94,775	139,787
Swimming pools		2			105,000	113,000
Agricultural Agricultural alt		2			40,000	53,600
Commercial		2			2,950,000	
Commercial alt	3	23		105,000	1,582,560	1,474,859
Industrial		1			650,000	450,000
Industrial alt		2			3,100	5,000
Institutional						
Institutional alt		1			4,000,000	
Governmental						
Site Develop Residential		2			81,200	358,000
Site Dev Com		1			130,000	1,610,900
Demolition		5			7,500	13,000
Signs		6				
TOTAL	12	252	28	699,990	17,077,678	8,762,059

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

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WW Permits	MONTH	YEAR TO DATE
Local	1	9
State	5	67
TOTAL	6	76

MEETINGS HELD	MONTH	YEAR TO DATE
Planning Commission	2	15
Technical Review Committee	1	7
Development Review Board	1	10
Pre-Construction		2
TOTAL	4	34

Building/Site Inspection Program

	MONTH	YEAR TO DATE
Compliance Letters	8	111
Updated Compliance Letters	2	18
Building Inspections	35	475
Certificates of Occupancy	15	280
Health Violations	1	20
Local WW Inspections		5
State WW Inspections	2	35
Site Inspections		7
Infrastructure Inspections		
Zoning Violations / Complaints		26
TOTAL	63	977

DEVELOPMENT REVIEW BOARD APPLICATIONS

APPLICATION	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN	Yr To Date (Rec.)
Site Plan App.	2	4				15
Site Plan App. / Amend						2
Conditional Use						1
Sketch Plan App.	3					7
Preliminary Plat App.		2				3
Final Plat App. / Amend	1	2				11
Appeal						
Variance		1				4
TOTAL	6	9				43

DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED

JOHN AND TINA FELIX – Variance application for an after-the-fact side yard dimensional variance of 2 feet vs the required 10 feet for an existing single family residence. Subject property is located at 171 Marble Island Road, Tax Map 60, Parcel 7.

MARIO AND PHILLIP TRABULSY – Preliminary Plat application to subdivide a 10.6 acre parcel into two lots. Lot #1A to be 3.4 acres developed with a single family residence and accessory structure and Lot #1B to be 7.2 acres to be developed with a single family residence. Subject property is located at 1086 Braeloch Road, Tax Map 76, Parcel 8-1.

MARIO AND PHILLIP TRABULSY – Final Plat application to subdivide a 10.6 acre parcel into two lots. Lot #1A to be 3.16 acres developed with a single family residence and accessory structure and Lot #1B to be 7.0 acres to be developed with a single family residence. Subject property is located at 1086 Braeloch Road, Tax Map 76, Parcel 8-1.

RIVERS EDGE BUILDING DEVELOPMENT, LLC – Preliminary Plat application for a 22 unit Planned Residential Development comprised of 11 duplexes and a 1,500' long public road and sidewalk. Subject property is located on East Lakeshore Drive, Tax Map 67, Parcel 11-1.

RIVERS EDGE BUILDING DEVELOPMENT, LLC – Final Plat application for a 22 unit Planned Residential Development comprised of 11 duplexes and a 1,500' long public road and sidewalk. Subject property is located on East Lakeshore Drive, Tax Map 67, Parcel 11-1.

RIVERS EDGE BUILDING DEVELOPMENT, LLC – Site Plan application for a 22 unit Planned Residential Development comprised of 11 duplexes and a 1,500' long public road and sidewalk. Subject property is located on East Lakeshore Drive, Tax Map 67, Parcel 11-1.

CHARLES COLLINS AND MALLETTS BAY HOUSE, LLC. – Site Plan application for the slope stabilization and the construction of a 170' long dimensional stone seawall encroaching in the Shoreland District setback. Subject property is located at 224 Hazen-Lyon Road, Tax Map 46, Parcel 33.

SP COVE, LLC AND MARK SABA d/b/a Bay Harbor Marina – Site Plan application for altering existing grade by bringing in excess of 100 cubic yards of material to construct approximately 260 linear feet of rock landscape wall along the south edge of parking/storage area. Subject property is located at 278 West Lakeshore Drive, Tax Map 65, Parcel 17.

DJS INVESTMENT PROPERTIES, LLC – Site Plan application for a prefabricated concrete block seawall and expansion of the existing parking area and construction of a concrete block retaining encroaching in the Shoreland District setback. Subject property is located at 558 West Lakeshore Drive, Tax Map 62, Parcel 36.

DEVELOPMENT REVIEW BOARD APPLICATIONS DENIED

NONE

DEVELOPMENT REVIEW BOARD APPLICATIONS WITHDRAWN

NONE

DEVELOPMENT REVIEW BOARD HEARINGS TO BE HELD

DALE AND PAMELA TURNER. – Final Plat application for a two (2) lot Planned Unit Development to subdivide a 10.8 acre parcel with an existing residence and accessory structure into two residential lots: 1) Lot #1 a 2.4 acre parcel developed with an existing single family residence and accessory structure; and 2) Lot #2 a 7.74 acre parcel to be developed with a single family residence. Subject property is located at 920 Shore Acres Drive, Tax Map 64, Parcel 10.

KEVIN DORN AND COATES ISLAND, LLC – Site Plan application for a dimensional stone wall and slope reconstruction in the Shoreland District setback. Subject property is located at 13 East Island Road, Tax Map 61, Parcel 1, Unit 18

L R & W LLC - Site Plan application to amend a previously approved Site Plan for two (2) single story buildings totaling 20,600 sq. ft. and 72 parking spaces. The amendment is to add a second floor which would add 10,000 sq. ft. to building #2 and to add 40 parking spaces for a total of 112. Subject property is located at 525 Hercules Drive, Tax Map 1, Parcel 20-6.

662 WEST LAKESHORE DRIVE d/b/a MALLETTS BAY BOAT CLUB - Site Plan application to amend a previously approved site plan for the construction of a seawall wall along the 100' contour approximately 128 feet long and 7.5' high. The amendment is to: 1) construct a stormwater detention area, 2) construct two (2) gabion structures around the stormwater outlets between the 101 and 98.5' contours along the existing seawall, and 3) resurface the existing path in the seawall with Type II stone fill. The subject property is located at 662 West Lakeshore Drive, Tax Map 62, Parcel 32.

SEVERANCE CORNERS VILLAGE CENTER, LLC – Site plan application to amend a previously approved to Site Plan. The property is part of Phase I of a Planned Unit Development approved for 152 dwelling units and 36,600 square feet of mixed office, commercial, retail and restaurant space. The amendment consists solely of: 1) construct 16 reserved parking spaces adjacent to building 13; 2) relocate outside patio and add awning; 3) relocate building 13B. Subject property is located 18 Severance Green, Tax Map 8, Parcel 037043, Unit 13.

ROBERT JEAN AND DAVID GOODRICH – Sketch Plan application to subdivide a 1.07 acre parcel into two residential lots. Lot 1 to be .66 acres developed with an existing single family home, accessory structure and accessory apartment; Lot #2 to be .41 acres to be developed with a single family home. Subject property is located at 344 Porters Point Road, Tax Map 41, Parcel 28.

BURLINGTON HOTEL INVESTMENT GROUP - Sketch Plan application to amend a previously approved Planned Unit Development for: 1) a 156 unit hotel, 2) conversion of a 5,222 sq. ft. 175-seat standard restaurant to retail, 3) demolition of an existing residence, and 4) construction of a 172-seat 4,520 sq. ft. restaurant. The amendment consists of: 1) a two-lot subdivision with lot one to be .57 acres with a shopping center and lot two to be 6.01 acres with the remaining uses; 2) retention of the 5,222 sq. ft. restaurant, 3) elimination of the previously approved 172-seat 4,520 sq. ft. restaurant, and 4) construction of a 6.000 sq. ft. shopping center. The subject property is located at 38 Lower Mountain View Drive, Tax Map 1, Parcel 20.

Town of Colchester
Planning Zoning

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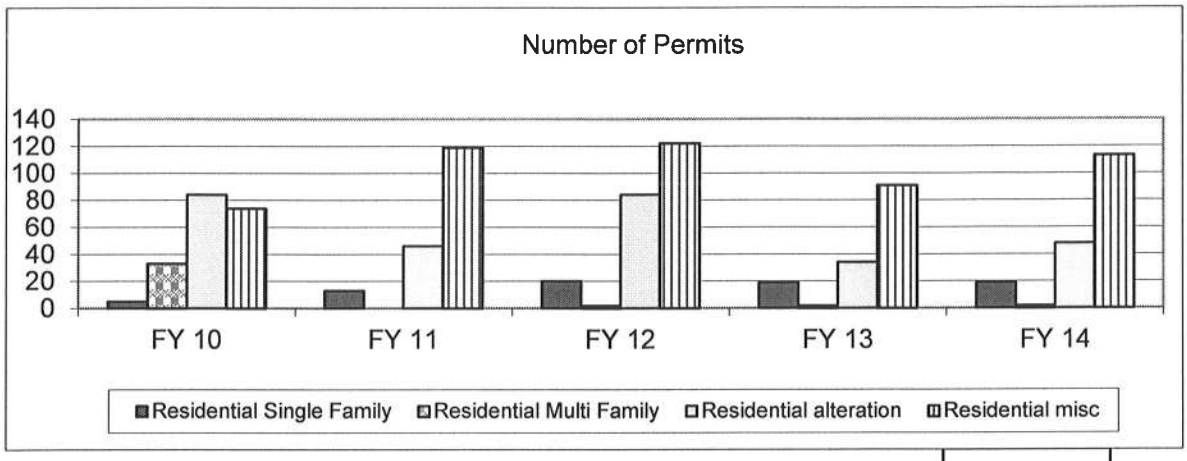
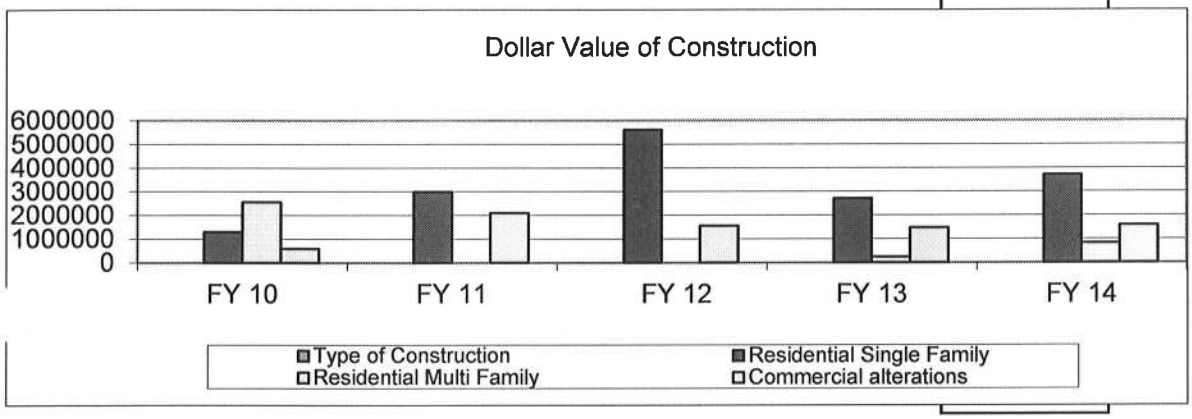
Type of Construction	FY 10 # of Permits	FY 11 # of Permits	FY 12 # of Permits	FY 13 # of Permits	FY 14 # of Permits	FY 10 $ Value of Construction	FY 11 $ Value of Construction	FY 12 $ Value of Construction	FY 13 $ Value of Construction	FY 14 $ Value of Construction
Residential Single Family	5	13	20	19	19	$1,306,000	$2,988,000	$5,603,555	$2,709,208	$3,706,755
Residential Multi Family	33		2	2	2	$2,559,000			$250,000	$820,000
Residential w/access apt	1	1		1	3	$85,000	$8,500	$260,000	$40,000	$75,000
Residential single w/ in-law										
Convert single family to duplex										
Convert seasonal to year around	1	2	1	3	2	$25,000	$29,000			
Residential alteration	84	46	84	34	48	$1,138,726	$973,580	$2,401,564	$1,205,751	$1,902,670
Multi-family alteration										
Residential misc	74	119	122	91	113	$353,628	$692,248	$405,640	$290,954	$431,418
Residential mobile home								$31,500	$48,000	$497,700
Mobile home replacement	1		6	9	13	$30,000				
Retaining walls	6	4	16	11	5	$67,650	$51,100	$376,875	$139,787	$94,775
Swimming pools		2	8	5	2		$29,000	$111,948	$113,000	$105,000
Agricultural	1									
Agricultural alterations		1		2	2				$53,600	$40,000
Commercial	7	9			2	$1,102,055	$8,518,757			$2,950,000
Commercial alterations	13	18	19	21	23	$589,200	$2,092,097	$1,551,200	$1,474,859	$1,582,560
Industrial					1				$450,000	$650,000
Industrial alt	2	1		1	1	$40,000	$75,000		$5,000	$3,100
Institutional misc	2		1		2	$327,500		$100,000		
Institutional misc alterations	1					$739,850				$4,000,000
Governmental										
Site development residential		2	2	3	2		$240,400	$377,185	$358,000	$81,200
Site development commercial	1			2	1	$1,000,000			$1,610,900	$130,000
Demolition	6	9	9	5	5	$26,000	$5,000	$48,500	$13,000	$7,500
Signs	16	19	26	24	6					
Severance Corners										
Total	254	246	316	233	252	$9,389,609	$15,702,682	$11,267,967	$8,762,059	$17,077,678

Town of Colchester
Planning Zoning

February





Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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
Baker Distributing	9,600 sq. ft. addition to an existing 80,000 sq. ft. warehouse	130 Orion Drive, Tax Map 1, Parcel 20-16	Baker Distributing	9/12/2013	less than 1 ac.	6	54.20%	Approved
Billado, Jeff	Outside storage facility to provide 35 spaces for boats, campers and recreational vehicles	44 Prim Road, Tax Map 40, Parcel 5	Jeff Billado	10/30/2014	less than 1 ac.	1.77	9.00%	Under Construction
Bowl New England	7,500 sq. ft. addition and a 360 sq. ft. addition for a total of 41,164 sq. ft. of indoor recreation facility	215 Lower Mountain View Drive, Tax Map 1, Parcel 20-4	Trudell Consulting Inc.	1/6/2015	less than 1 ac.	5.2	56.70%	Approved

Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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
Catamount Colchester LLC	30,150 sq. ft. building with two suites: 1) suite one a 19,310 sq. ft. wholesale suite, and 2) suite two a 10,840 sq. ft. for an unspecified use	Acorn Lane and Rathe Road, Tax Map 3, Parcel 24-1	O'Leary Burke Civil Asssociates	07/09/13	5 acres	14.57	15.50%	Under Construction

Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
Handy, Peter	three lot subdivision of a 14.25 acre parcel consisting of: 1) Lot #1 to be 11.32 acres with an existing drive-in theater and snack bar; Lot #2 a 1.76 acre lot developed with a commercial building; and Lot #3 a 1.17 acre lot to be developed with a 10-	155 Porters Point Road, Tax Map 41, Parcel 6	Peter Handy	9/12/2013	less than 1 ac.	1.17	26%	Under Construction
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

Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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 Rd. LLC	2 lot planned unit development subdivision of a 45.6 acre undeveloped parcel: 1) lot one a 27.3 acre parcel to accommodate a recycling center in two buildings totaling 17,850 sq. feet; and 2) a 16.9 acre undeveloped lot	Rathe Road, Tax Map 3, Parcel 23-1	O'Leary Burke Civil Asssociates	10/10/2012	1 to 5 ac.	45.6	3.1 acres	Completed
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

Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
SP Cove LLC	alter an existing marina located in the Shoreland District setback and Flood Plain. The amendments include: 1) reconfigure existing drive and parking; 2) reconstruct and flood proof a 330 sq. ft. harbor master building; 3) demolish a 720 sq. ft. storage building; 4) constructing a 720 sq. ft. storage building; 5) reconstruct and flood proof the office/facilities building; and 6) add new	278 West Lakeshore Drive, Tax Map 65, Parcel 17	Krebs & Lansing Engineers	8/5/2013	less than 1 ac.	1.79	65.40%	Under construction but in Ecourt
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	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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Project	Units Constructed/Remaining Units	Location	Contact	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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	812 Holy Cross Road, Tax Map 47, Parcel 1	David Burke	More than 5 ac.	28.1	Up to 30% for seven of the lots	Under Construction
Benway	4 condo units	128 Foley Road, Tax Map 48, Parcel 9	David Burke	1 to 5 ac.	1.63	32%	Approved
Brackenbury	4/8 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, Lauretta	7/19 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 Construction
Building Mastery, Inc.	1 lot	1119 Main Street, Tax Map 24, Parcel 37	Phil Leclair	less than 1 ac.	1.28	Up to 20%	Approved
Bushey, Ronald	1 lot	1662 Main Street, Tax Map 22, Parcel 168	Bushey, Ronald	less than 1 ac.	14.8	1.16%	Under Construction
Carey, Peggy	1 lot	2627 East Road, Tax Map 15, Parcel 18	Carey, Peggy	1 to 5 ac.	116	Up to 20%	Approved
Clavellle	1 lot	Drive, Tax Map 67, Parcel 11	Clavelle, Raymond	less than 1 ac.	17.28	Up to 20%	Approved
Cottonwood Crossing	3/4 lots	816 East Road, Tax Map 12, Parcel 13	David Burke	less than 1 ac.	57	Up to 20%	Under Construction

Project	Units Constructed/Remaining Units	Location	Contact	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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
Fitzgerald, Geraldine	1 new lot	2423 Malletts Bay Ave., Tax Map 28, Parcel 37	Bill Fitgerald	less than 1 ac.	0.34	Up to 20%	Under Construction
Forman, Donald & Nancy	1 new lot	714 Severance Road	Forman, Donald & Nancy	less than 1 ac.	1.1	Up to 20%	Approved

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Project	Units Constructed/Remaining Units	Location	Contact	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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.	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	Aproved

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Project	Units Constructed/Remaining Units	Location	Contact	Acreage Disturbed	Project Acreage	Lot Coverage	Status
Mazza, Robby & Carla	2 new lots	Middle Road, Tax Map 11, Parcel 27	Robby Mazza	less than 1 ac.	10.51	Up to 20% of each 5 acre lot	Approved
Mele	3/8 new units (1 prexisting)	422 Malletts Bay Avenue, Tax Map 6, Parcel 9 and 9-1	O'Leary - Burke Civil Assoc.	5 ac.	82	Up to 20%	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%	Approved
Patterson	1 lot	319 Church Road, Tax Map 48, Parcel 27	Stephen Patterson, Nancy Patterson, & Carrol Patterson	less than 1 ac.	1.91	Up to 30%	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

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Project	Units Constructed/Remaining Units	Location	Contact	Acreage Disturbed	Project Acreage	Lot Coverage	Status
Wedgewood	7/9 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	3/9 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%	Approved