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: August 29, 2013
Re: Monthly Report - July (FY2014)

BUILDING	PERMITS ISSUED MONTH	PERMITS ISSUED YEAR TO DATE	UNITS YTD	CONSTRUCTION VALUE MONTHLY VALUE	YEAR TO DATE	PREVIOUS YEAR
Residential SF	5	5	5	1,369,000	1,369,000	425,000
Residential Multi-Family	1	1	3	410,000	410,000	250,000
Accessory apt	1	1	1			
Convert single family to duplex						
Convert Seasonal to year-round	1	1				
Residential alt	10	10		402,000	402,000	105,190
Multi-family alt						
Residential misc	26	26		99,625	99,625	71,429
Residential mobile home	2	2		30,000	30,000	15,000
Retaining walls	2	2		50,000	50,000	
Swimming pools						73,000
Agricultural Agricultural alt						
Commercial						
Commercial alt	1	1		60,000	60,000	
Industrial						
Industrial alt						
Institutional						
Institutional alt						
Governmental						
Site Develop Residential						210,000
Site Dev Com						
Demolition	1	1		3,500	3,500	
Signs	2	2				
TOTAL	52	52	9	2,424,125	2,424,125	725,044

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

COLCHESTER MONTHLY REPORT July 2013

WW Permits	MONTH	YEAR TO DATE
Local	1	1
State	9	9
TOTAL	10	10

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

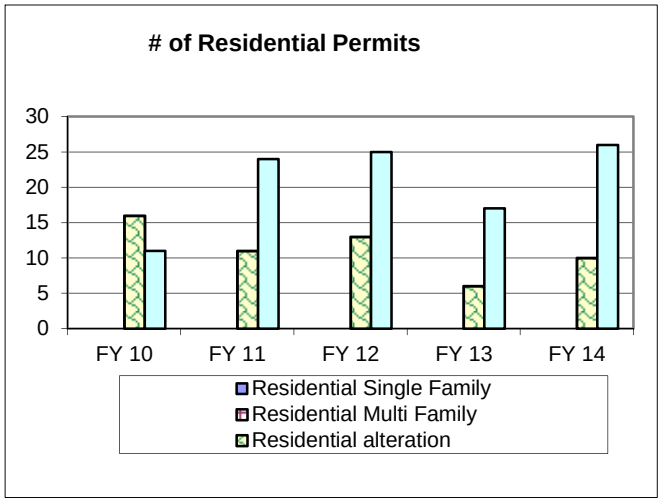
BUILDING /SITE INSPECTION PROGRAM	MONTH	YEAR TO DATE
Compliance Letters	24	24
Updated Compliance Letters	1	1
Building Inspections	98	98
Certificates of Occupancy	63	63
Health Violations	7	7
Local WW Inspections	1	1
State WW Inspections	8	8
Site Inspections	2	2
Infrastructure Inspections		
Zoning Violations / Complaints	5	5
TOTAL	204	204

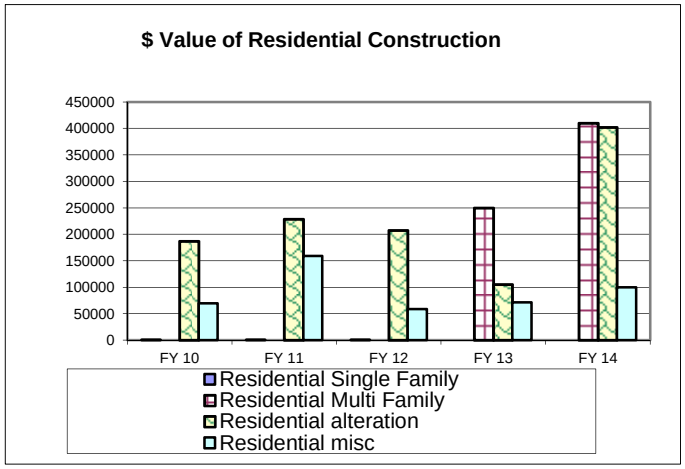
DEVELOPMENT REVIEW BOARD APPLICATIONS

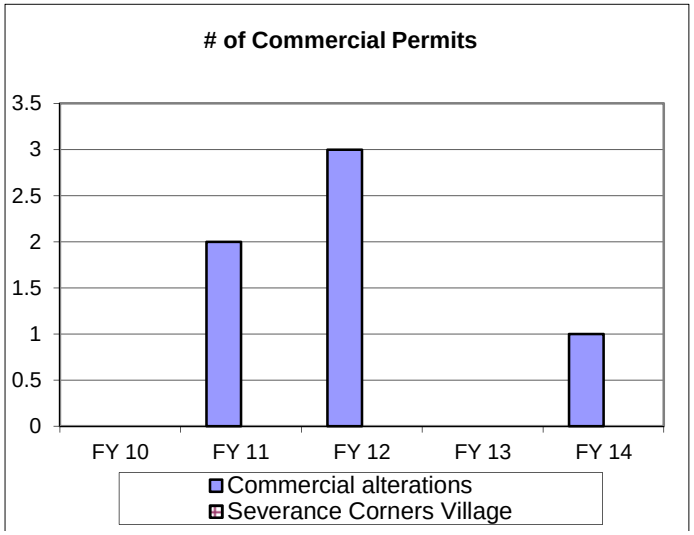
APPLICATION	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN	Yr To Date (Rec.)
Site Plan App.	1	1				1
Site Plan App. / Amend						
Conditional Use						
Sketch Plan App.	1					1
Preliminary Plat App.						
Final Plat App. / Amend	2	1				2
Appeal			1			
Variance		1				
TOTAL	4	3	1			4

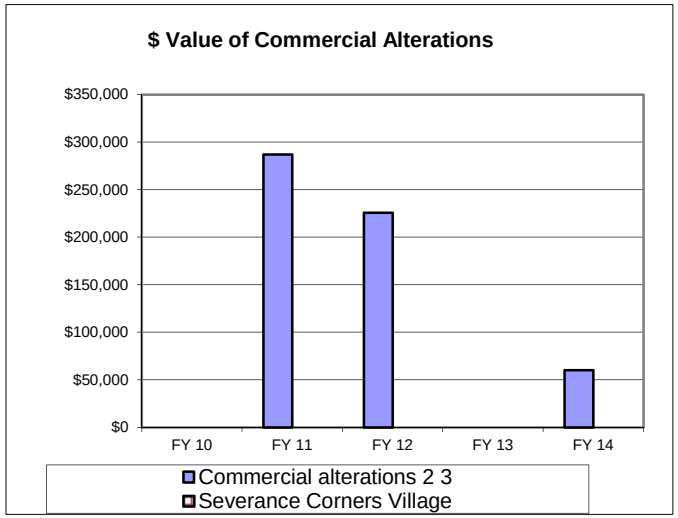
Town of Colchester
Planning Zoning

July









8/30/2013

DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED

BUILDING MASTERY INC. – Final Plat application to subdivide a 2.33 acre parcel into two residential lots. Lot #1 will be a 1.05 acre parcel developed with a single family residence and accessory building; and Lot #2 a 1.28 acre parcel to be developed with a single family residence. Subject property is located at 1119 Main Street, Tax Map 24, Parcel 37.

SP COVE, LLC AND MARK SABA – Variance application to rebuild and raise an existing non-conforming structure located in the Flood Plain District. Subject property is located at 278 West Lakeshore Drive, Tax Map 65, Parcel 17.

SP COVE, LLC AND MARK SABA - Site Plan application to 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 landscaping. Subject property is located at 278 West Lakeshore Drive, Tax Map 65, Parcel 17.

DEVELOPMENT REVIEW BOARD APPLICATIONS DENIED

NEIL GARDNER- Appeal of the Zoning Administrator's letter dated June 4, 2013 for a second living unit on a parcel zoned Commercial without permits or approvals under Article Two, Section 2.12 and Table AI of the Zoning Regulations. Subject property is located at 76 West Lakeshore Drive, Tax Map 65, Parcel 21.

DEVELOPMENT REVIEW BOARD APPLICATIONS WITHDRAWN

NONE

DEVELOPMENT REVIEW BOARD APPLICATIONS RECESSED

SISTERS AND BROTHERS INVESTMENT GROUP – Site Plan application to amend a previously approved Site Plan to: 1) demolish an existing 1,160 square foot short-order restaurant, a 230 sq. ft. shed, and a single-family dwelling; 2) merge two parcels into one; 3) construct a 6,095 square foot shopping center for three (3) tenants, and 4) construct one drive-up window. The amendment consists of amending the approved landscape plan to replace white pine and arborvitae with fencing. Subject property is located at 25 Macrae Road, Tax Map 41, Parcel 97.

DEVELOPMENT REVIEW BOARD HEARINGS TO BE HELD

RAYMOND AND LOUISE KAIGLE AND HVL, LLC - Recessed on June 26th - Variance application for the construction of a 7' x 8' roof encroaching in the Shoreland District setback and the Flood Plain District. Subject property is located at 1803 Colchester Point Road, TM 31, Parcel 5, Unit 6.

MALCOLM AND CELINE TEESON – Recessed on November 14, 2012 - Site Plan application for the construction of a dimensional rip rap seawall encroaching in the Shoreland District setback. Subject property is located at 72 Porters Point Court, Tax Map 44, Parcel 25.

SISTERS AND BROTHERS INVESTMENT GROUP – Recessed on July 24, 2013 - Site Plan application to amend a previously approved Site Plan to: 1) demolish an existing 1,160 square foot short-order restaurant, a 230 sq. ft. shed, and a single-family dwelling; 2) merge two parcels into one; 3) construct a 6,095 square foot shopping center for three (3) tenants, and 4) construct one drive-up window. The amendment consists of amending the approved landscape plan to replace white pine and arborvitae with fencing. Subject property is located at 25 Macrae Road, Tax Map 41, Parcel 97.

BRUCE BARRY – Final Plat application for a nine (9) lot Planned Residential Development on a private road to include 7 lakefront lots, 1 retained lot and 1 common lot. Subject property is located at 812 Holy Cross Road, Tax Map 47, Parcel 1.

BRUCE BARRY – Site Plan application for a nine (9) lot Planned Residential Development on a private road to include 7 lakefront lots, 1 retained lot and 1 common lot. Subject property is located at 812 Holy Cross Road, Tax Map 47, Parcel 1.

BRUCE BARRY – Variance application for seven (7) sets of stairs in the Shoreland District setback to have a width of 76" at the widest portion exceeding the 44" maximum allowed per Article Seven, Section 7.03(F)(6) of the Zoning Regulations. Subject property is located at 812 Holy Cross Road, Tax Map 47, Parcel 1.

STEPHEN PATTERSON, CAROL PATTERSON AND NANCY PATTERSON – Preliminary Plat application for a two (2) lot Planned Residential Development. Lot 1 to be a 1.03 acre parcel with existing single family residence; and Lot 2 to be a .88 acre parcel to be developed with a single family residence. Subject property is located at 319 Church Road, Tax Map 48, Parcel 27.

STEPHEN PATTERSON, CAROL PATTERSON AND NANCY PATTERSON – Final Plat application for a two (2) lot Planned Residential Development. Lot 1 to be a 1.03 acre parcel with existing single family residence; and Lot 2 to be a .89 acre parcel to be developed with a single family residence. Subject property is located at 319 Church Road, Tax Map 48, Parcel 27.

WINDY MEADOWS COLCHESTER, LLC – Sketch plan application to subdivide a 10.51 acre parcel into two lots. Lot #1 to be 5.13 acres to be developed with a single family residence and Lot #2 to be 5.03 to be developed with a single family residence. Subject property is located on Middle Road, Tax Map 11, Parcel 27.

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
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

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 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
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%	Approved

Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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.		less than 1 ac.	16	53.90%	Approved but in Ecourt
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

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-room 3,648 sq. ft. motel		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
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 October 24, 2017	over 5 ac.	42.19	32.00%	Dev. Under Construction

Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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
One Source	13,200 square foot office/warehouse.	Brentwood Drive, Tax Map 17, Parcel 3-6.	O'Leary Burke Civil Asssociates	Expires on 2/25/14	1 to 5 ac.	3.97	28.10%	Under Construction
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

Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
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	Under Construction
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 landscaping	278 West Lakeshore Drive, Tax Map 65, Parcel 17	Krebs & Lansing Engineers	8/5/2013	less than 1 ac.	1.79	65.40%	Approved
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

Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
Thibault	subdivide a 12.93 acre lot improved with a 6,000 sq. ft. automotive sales building into two lots: 1) Lot #1 a 1.15 acre lot with a 6,000 sq. ft. building and storage buildings; and 2) Lot #2 an 11.77 acre parcel	574 Prim Road, Tax Map 49, Parcel 20	Andre Thibault		None.	No change	0%	Approved
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)
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	FOF to be signed. 1 yr. from signature date.	1 to 5 ac.	11.98	36%	Under Construction

Project	Units Costructed/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%	
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, Lauretta	6/19 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	618 East Lakeshore Driv	Clavelle, Raymond	less than 1 ac.	17.28	Up to 20%	Approved
Cottonwood Crossing	2/4 lots	816 East Road, Tax Map 12, Parcel 13	David Burke	less than 1 ac.	57	Up to 20%	Under Construction
Delco	9 duplexes totaling 18 units	521 River Road, Tax Map 35, Parcel 1	Lamoureux Dickinson	1 to 5 ac.	6.9	11%	Approved
Dickinson, Richard & Erlene	4/6 lots	304 Porters Point Road, Tax Map 41, Parcel 29	David Goodrich	1 to 5 ac.	3.5	Up to 20%	Under Construction

Project	Units Costructed/Remaining Units	Location	Contact	Acreage Disturbed	Project Acreage	Lot Coverage	Status
Dugan / Banks	two (2) unit Planned Un	423 Camp Kiniya Road,	Michael Dugan	less than 1 ac.	3.74	Up to 20%	Approved
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

Project	**Units Costructed/Remaining Units**	**Location**	**Contact**	**Acreage Disturbed**	**Project Acreage**	**Lot Coverage**	**Status**
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
Gazo, Matthew	1 lot	193 Church Road, Tax Map 50, Parcel 46	O'Leary - Burke Civil Assoc.	less than 1 ac.	0.47	Up to 20%	Approved
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	4/4 units	524 Church, Tax Map 48, Parcel 17	David Burke	less than 1 ac.	1.5	Less than 20%	Under Construction
Haskins, Samuel & Rivers Edge Development	5/8 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
Hergenrother, Adam	1 lot	788 Red Rock Rd., Tax Map 77, Parcel 4	Adam Hergenrother	less than 1 ac.	8.61	Up to 20%	Approved

Project	**Units Costructed/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	

Project	**Units Costructed/Remaining Units**	**Location**	**Contact**	**Acreage Disturbed**	**Project Acreage**	**Lot Coverage**	**Status**
Marble Island	27 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

Project	**Units Costructed/Remaining Units**	**Location**	**Contact**	**Acreage Disturbed**	**Project Acreage**	**Lot Coverage**	**Status**
Mele	2/8 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
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
Ryan, Chris	3 lot PUD resulting in two new single family lots.	115 Moonlight Ridge, Tax Map 71, Parcel 3	Champlain Consulting Engineers	1 to 5 ac.	10.7	Up to 20% for each lot	Approved

Project	**Units Costructed/Remaining Units**	**Location**	**Contact**	**Acreage Disturbed**	**Project Acreage**	**Lot Coverage**	**Status**
Rivers Edge LLC	9 unit Planned Residential Development comprised of two duplexes and five triplexes and a 520 linear foot extension of a public road known as Fox Run	Fox Run, Tax Map 7, Parcel 75	O'Leary - Burke Civil Assoc.	1 to 5 ac.	8.9	16%	Approved
Rhoades, Victoria & Rivers Edge	8/8 units	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	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	2/9 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%	