


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 6, 2018

Re: Monthly Report - June (FY2018)

BUILDING	PERMITS ISSUED		UNITS YTD	CONSTRUCTION VALUE		
	MONTH	YEAR TO DATE		MONTHLY VALUE	YEAR TO DATE	PREVIOUS YEAR
Residential SF	4	22	22	740,000	4,601,269	11,688,334
Residential Multi-Family		8	16		3,198,000	4,682,000
Accessory apt		1	1		35,000	50,000
Convert single family to duplex						
Convert Seasonal to year-round		1				
Residential alt	17	137		289,470	6,123,567	6,489,932
Multi-family alt						697,050
Residential misc	28	179		61,278	589,064	521,722
Residential mobile home		7			497,576	30,000
Retaining walls		1			350,000	137,040
Swimming pools		4			153,000	61,000
Agricultural Agricultural alt	1	7		30,000	220,300	145,000
Commercial		1			4,115,000	4,860,000
Commercial alt	5	50		913,200	4,128,294	2,235,222
Industrial						
Industrial alt		1			1,875	600
Institutional						
Institutional alt						
Governmental						
Site Develop Residential		4			365,000	1,236,360
Site Dev Com						460,000
Demolition		7			27,700	79,500
Signs	3	19				
<b>TOTAL</b>	<b>58</b>	<b>449</b>	<b>39</b>	<b>2,033,948</b>	<b>24,405,645</b>	<b>33,373,760</b>

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

COLCHESTER MONTHLY REPORT

MAY 2018

WW Permits	MONTH	YEAR TO DATE
Local	2	7
State	12	59
<b>TOTAL</b>	<b>14</b>	<b>66</b>

Building/Site Inspection Program

	MONTH	YEAR TO DATE
Compliance Letters	17	190
Updated Compliance Letters		0
Building Inspections	67	690
Certificates of Occupancy	47	451
Health Violations		17
Local WW Inspections	2	3
State WW Inspections	6	57
Site Inspections	2	6
Infrastructure Inspections		1
Zoning Violations / Complaints	5	37
<b>TOTAL</b>	<b>146</b>	<b>1452</b>

MEETINGS HELD	MONTH	YEAR TO DATE
Planning Commission	2	22
Technical Review Committee		28
Development Review Board	1	11
Pre-Construction		1
<b>TOTAL</b>	<b>3</b>	<b>62</b>

DEVELOPMENT REVIEW BOARD APPLICATIONS

APPLICATION	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN	Yr To Date (Rec.)
Site Plan App.	3	3				13
Site Plan App. / Amend	1					5
Conditional Use	1	3				5
Sketch Plan App.	1					12
Preliminary Plat App.	2	1				6
Final Plat App. / Amend	2	1				11
Appeal						
Variance						1
<b>TOTAL</b>	<b>10</b>	<b>8</b>				<b>53</b>

FEES COLLECTED

Account	Acct. #	Fee Income
Building/ Zoning Permits	100002-341301	\$19,618.07
Recording Fee	100002-341201	\$1,790.00
Rec Impact Fee	1000-208001	\$3,976.00
School Impact Fee	1000-208304	\$7,800.00
<b>TOTAL:</b>		<b>\$33,184.07</b>

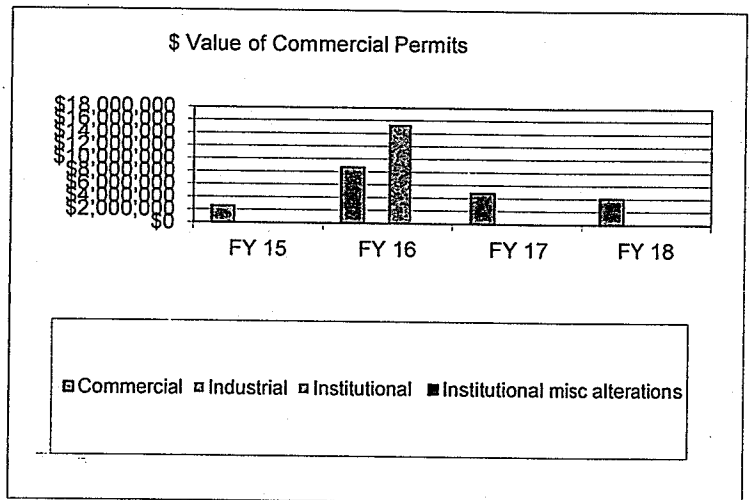
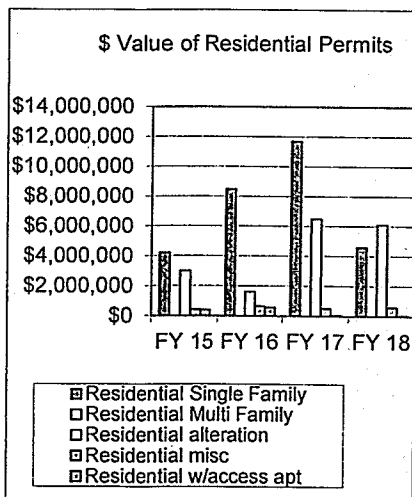
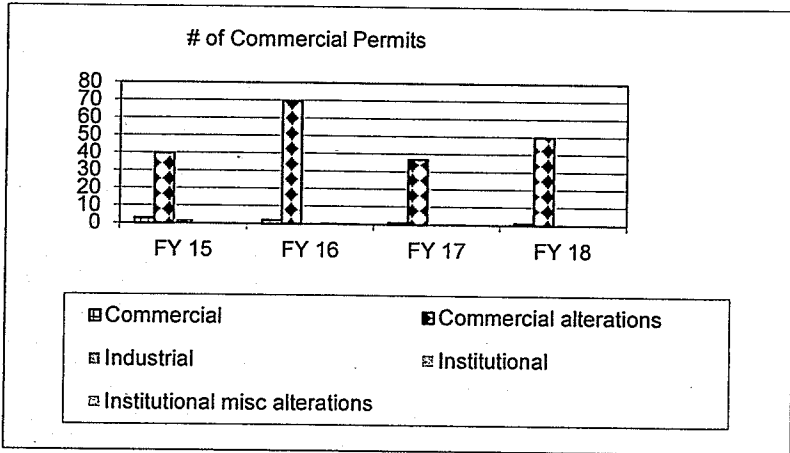
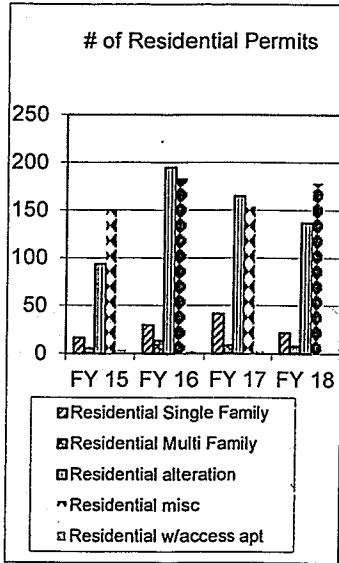
Town of Colchester  
Planning Zoning

Year to Date Construction Value

JUNE	FY 15	FY 16	FY 17	FY 18	FY 15	FY 16	FY 17	FY 18
Type of Construction	# of Permits	# of Permits	# of Permits	# of Permits	# Value of Construction	\$ Value of Construction	\$ Value of Construction	\$ Value of Construction
Residential Single Family	17	30	42	22	\$4,218,999	\$8,477,460	\$11,688,334	\$4,601,269
Residential Multi Family	6	14	9	8	\$5,042,000	\$4,418,000	\$4,682,000	\$3,198,000
Residential w/access apt	4	3	3	1	\$400,000	\$580,000	\$50,000	\$35,000
Residential single w/ In-law								
Convert single family to duplex								
Convert seasonal to year around	2	1	5	1				
Residential alteration	94	195	165	137	\$2,995,278	\$1,612,629	\$6,489,932	\$6,123,567
Multi-family alteration			13				\$697,050	
Residential misc	151	184	154	179	\$428,691	\$668,506	\$521,722	\$589,064
Residential mobile home	9	9	1	7	\$233,875	\$272,000	\$30,000	\$497,576
Mobile home replacement								
Retaining walls	6	2	8	1	\$127,000	\$50,500	\$137,040	\$350,000
Swimming pools	2	5	5	4	\$6,000	\$25,350	\$61,000	\$153,000
Agricultural								
Agricultural alterations	5	3	4	7	\$78,600	\$80,000	\$145,000	\$220,300
Commercial	3	2	1	1	\$2,604,000	\$8,755,300	\$4,860,000	\$4,115,000
Commercial alterations	40	70	37	50	\$3,951,126	\$6,561,080	\$2,235,222	\$4,128,294
Industrial	2			1	\$10,000		\$600	\$1,875
Institutional								
Institutional misc alterations		1	1		\$109,000	\$15,400,000		
Governmental						\$7,000		
Site development residential	5	2	8	4	\$313,000	\$82,500	\$1,236,360	\$365,000
Site development commercial			3				\$460,000	
Demolition	6	3	16	7	\$37,500	\$2,500	\$79,500	\$27,700
Signs	33	54	37	19				
Severance Corners Village								
<b>Total</b>	<b>385</b>	<b>579</b>	<b>512</b>	<b>449</b>	<b>\$20,555,069</b>	<b>\$46,982,825</b>	<b>\$33,373,760</b>	<b>\$24,405,645</b>

Town of Colchester  
Planning Zoning

JUNE



**DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED**

**DAN AND LAURIE KEOUGH** - Conditional Use application under Section 7.03(D) of the Development Regulations for enlargement of a residential structure that increases the degree of encroachment into the Shoreland District setback. Property is located at 1403 East Lakeshore Drive, tax map 69, parcel 7, unit 3.

**MALONE DORSET STREET PROPERTIES** – Conditional Use application to establish a manufacturing and processing use with related distribution and warehousing under 4.140, Table A-1 of the Development Regulations. Property is located at 146 Brentwood Drive, tax map 17, parcel 3-8.

**MALONE DORSET STREET PROPERTIES** – Site Plan application to amend a previously approved site plan for a 25,000 sq. ft. office/warehouse building. The amendment is to utilize 17,700 sq. ft. for a manufacturing and processing use with related distribution and warehousing for up to 53 employees. Property is located at located at 146 Brentwood Drive, tax map 17, parcel 3-8.

**COSIMO AND SANDRA LOMARTIRE AND RIVERS EDGE BUILDING DEVELOPMENT, LLC** – Final Plat application for a 49 unit, 28 lot planned residential development on an existing 48 acre parcel developed with a single family residence. The planned unit development consists of: 1) twenty-three (23) single family lots; 2) thirteen (13) duplex structures; 3) three (3) common land parcels; and 4) public infrastructure. Subject property is located at 634 Malletts Bay Avenue, tax map 6, parcel 5.

**MICHAEL AND LYNN MAZZA** - Conditional Use application under Article VIII, Section 8.10 of the Development Regulations for the construction of an accessory structure, 40' x 80' addition to an existing garage exceeding 50% of the ground floor of the principle structure located in the R5 District. Property is located at 1059 Middle Road, tax map 12, parcel 34.

**SISTERS AND BROTHERS INV GROUP, LLP & PLASSO LLC d/b/a BURGER BAR** - Site Plan application amendment for a 65 seat restaurant and bar in the GD2 District. The amendment is for: 1) a 392 sq. ft. outside patio with twelve (12) seats; 2) removal of seven (7) parking spaces; and 3) establish ten (10) shared parking spaces. Subject property is located at 831 College Parkway, tax map 19, parcel 19-1.

**VISITING NURSE ASSOCIATION** - Site Plan application to amend a previously approved site plan for a 26,600 sq. ft. hospice care home. The amendment is for twenty (20) additional parking spaces for a total of seventy-six (76) parking spaces. Property is located at 3113 Roosevelt Highway, tax map 8, parcel 21-3.

**DEVELOPMENT REVIEW BOARD APPLICATIONS DENIED**

**NONE**

**DEVELOPMENT REVIEW BOARD HEARINGS TO BE HELD**

**MARCEL LEMAY** - Conditional Use application under Article VIII, Section 8.10 of the Development Regulations for the construction of an accessory structure, 48' x 80' barn with a 20' x 40 walk thru exceeding 50% of the ground floor of the principle structure located in the R1 District. Property is located at 384 Depot Road, tax map 9, parcel 7.

**SETH WRIGHT** – Preliminary Plat application for a four (4) lot Planned Unit Development to subdivide a 47 acre parcel. 1) lot #1 to be 14.1 acres developed with a single family residence; 2) lot #2 to be 4.8 acres to be developed with a single family residence; 3) lot #3 to be 4.0 acres to be developed with a single family residence; 4) lot #4 to be 24.2 acres to be developed with a single family residence. The lots will be served by a private drive. Subject property is located at 1668 East Road, tax map 12, parcel 22.

**SETH WRIGHT** – Final Plat application for a four (4) lot Planned Unit Development to subdivide a 47 acre parcel. 1) lot #1 to be 14.1 acres developed with a single family residence; 2) lot #2 to be 4.8 acres to be developed with a single family residence; 3) lot #3 to be 4.0 acres to be developed with a single family residence; 4) lot #4 to be 24.2 acres to be developed with a single family residence. The lots will be served by a private drive. Subject property is located at 1668 East Road, tax map 12, parcel 22.

**BURLINGTON CONGREGATION OF JEHOVAH'S WITNESSES, INC.** – Sketch plan application for a two (2) lot Planned Unit Development of a 3.6 acre parcel and a .175 acre parcel developed with a church and a single family residence. The subdivision will convey 3,831 sq. ft. from the church parcel to the residential parcel. No new lots to be created. Properties are located at 610 Main Street and 626 Main Street, tax map 24, parcels 14 & 15.

**PAULINE LAPIERRE, DARREN EDDY AND RICHARD EDDY** - Sketch Plan application for a Planned Unit Development on a 15.24 acre parcel in the GD1 District consisting of: 1) demolition of an existing 6,810 sq. ft. commercial building; 2) construction of a 25,000 sq. ft. multi-use building consisting of 6,000 sq. ft. of commercial space and an attached 3 story residential with 30 units; and 3) associated parking. Subject property is located at 3424 Roosevelt Highway, tax map 27, parcel 17.

A	B	C	D	E	F	G	H	I
Project	Description	Location	Contact	Expiration	Acreage Disturbed	Project Acreage	Lot Coverage	Status
1 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 of item #8 in 2016
2 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	No Expiration	12.9 acres	36.97	17.60%	Construction more than 50% complete
3								







	A	B	C	D	E	F	G	H	I
	<u>Project</u>	<u>Description</u>	<u>Location</u>	<u>Contact</u>	<u>Expiration</u>	<u>Acres Disturbed</u>	<u>Project Acres</u>	<u>Lot Coverage</u>	<u>Status</u>
1	Malone Dorset St. Properties	amend a previously approved site plan for a 25,000 sq. ft. office/warehouse building. The amendment is to utilize 17,700 sq. ft. for a manufacturing and processing use with related distribution and	146 Brentwood Drive, tax map 17, parcel 3-8	Malone Dorset St. Properties	6/25/2019	less than 1 ac.	4.95	23%	Approved
12									
13	Myers	6,000 sq. ft. addition to the existing 13,360 sq. ft. recycling building	218 Red Can Drive, Tax Map 3, Parcel 23-1	O'Leary Burke Civil Assoc	10/3/2017	less than 1 ac.	27.75	13.20%	Completed
14	Myers	23,275 sq. ft. warehouse and office facility	295 Rathe Road, Tax Map 3, Parcel 23-5	O'Leary Burke Civil Assoc	9/1/2019	1 to 5 ac.	15.7	35.10%	Approved
15	Myers	18,400 sq. ft. mini-storage addition	295 Rathe Road, Tax Map 3, Parcel 23-5	O'Leary Burke Civil Assoc	5/21/2019	1 to 5 ac.	15.7	26.10%	Approved
16	Redpath Holdings	16,400 sq. ft. office/warehouse building	Brentwood Drive, Tax Map 17, Parcel 3	O'Leary Burke Civil Assoc	7/31/2019	1 to 5 ac.	3.4	27.90%	Approved
17	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 - No CEA	No Expiration	1 to 5 ac.	2.5	Up to 60%	Completed except for 48 seat restaurant





<u>Project</u>	<u>Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreege</u>	<u>Project</u>	<u>Lot</u>	<u>Status</u>
	<u>Const./Remaining</u> <u>Units</u>						
Bailly / Hall	2 new lots	1173 Grandview Road, Tax Map 74, Parcel 1	Jacques Bailly	1 to 5 ac.	29	Up to 20% for each lot	Approved
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	Jen Barry Lane, Tax Map 47, Parcel 1	David Burke	More than 5 ac.	28.1	Up to 30% for seven of the lots	Under Constru ction
Bean, Derek	4 lots	Jasper Mine Rd., tax map 16, parcel 32-4	Derek Bean	1 to 5 ac.	3.56	Up to 20%	Approved
Blum	4 units	2825 Malletts Bay Avenue, tax map 28, parcel 79	Krebs & Lansing Engineers	less than 1 ac.	1.65	Up to 20%	Under Constru ction
Brigante Living Trust	21/45 units	239 Malletts Bay Avenue, Tax Map 6, Parcel 8	O'Leary - Burke Civil Assoc.	More than 5 ac.	25.23	Up to 20% for each lot	Under Constru ction
Brooker, J.	2/6 units	Jen Barry Lane, Tax Map 47, Parcel 001012	O'Leary - Burke Civil Assoc.	1 to 5 ac.	4.36	Up to 20% for each lot	Under Constru ction
Brosseau, Lauretta	19/19 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 Constru ction
Cary Construction	2/3 lots	17 Church Road, Tax Map 41, Parcel 41	Cary Construction	1 to 5 ac.	1.5	Up to 20% for each lot	Under Constru ction

<u>Project</u>	<u>Units Const./Remaining Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Carey, Peggy	1 lot	2627 East Road, Tax Map 15, Parcel 18	Carey, Peggy	1 to 5 ac.	116	Up to 20%	Approved
Crowley	2 lots	629 Church Road, Tax Map 48, Parcel 110	Gary Crowley	less than 1 ac.	1.01	Up to 20% for each lot	Approved
Darby	4 lots	590 Red Rock Rd., Tax Map 77, Parcel 5	Lisa Darby Therrian	1 to 5 ac.	34.4	Up to 20% for each lot	Approved
Dayvie, Richard & Anita	1 new lot	2869 Middle Road, Tax Map 14, Parcel 4-1	Richard & Anita Dayvie	less than 1 ac.	17.4	Up to 20%	Approved
Delco	nine congregate duplexes totaling 18 units	521 River Road, Tax Map 35, Parcel 1	Lamoureux & Dickinson	1 to 5 ac.	6.9 acre	14%	Site work begun
Dube, Marcel & Nancy	1/1 lot	1004 East Road, Tax Map 12, Parcel 16	Dube, Marcel & Nancy	less than 1 ac.	4.5	Up to 20%	Under Constru ction
Dugan / Banks	two (2) unit Planned Unit Development on a 3.74 acre parcel with one single- family dwelling already existing and to remain	423 Camp Kiniya Road, Tax Map 16, Parcel 42-3	Michael Dugan	less than 1 ac.	3.74	Up to 20%	Approved
Fitzgerald, Daneil & Christie	two new lots	172 Watkins Road, tax map 16, parcel 20	Fitzgerald, Daneil & Christie	1 to 5 ac.	10	Up to 20%	Approved

<u>Project</u>	<u>Units Const./Remaining Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acres Disturbed</u>	<u>Project Acres</u>	<u>Lot Coverage</u>	<u>Status</u>
Gardner	1/1 triplex & 1/1 duplex	454 & 476 Heineberg Dr., Tax Map 37, Parcel 1 and Tax Map 5, Parcel 7	O'Leary - Burke Civil Assoc.	1 to 5 ac.	2.48	26%	Under Construction
Gintoff, Hank	8 units	East Lakeshore Drive, tax map 66, parcel 16-1	Gintoff, Hank	1 to 5 ac.	3.03	1.06	Under Construction
Goad	2/7	0 Roosevelt Highway, Tax Map 11, Parcel 19	John Forcier	More than 5 ac.	202	Up to 20% each lot	Under Construction
Godbout	1 lot	132 Pond Road, Tax Map 12, Parcel 12-2	O'Leary - Burke Civil Assoc.	less than 1 ac.	6.47	Up to 20%	Approved
Hayward, Nathaniel	12/14 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	Perry Trust	less than 1 ac.	8.61	Up to 20%	Approved

<u>Project</u>	<u>Units Const./Remaining Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acres Disturbed</u>	<u>Project Acres</u>	<u>Lot Coverage</u>	<u>Status</u>
Ireland Industries, Inc.	Final Plat application to subdivide four existing parcels for a total of 86.7 acres into eight 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	Robin 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	Approved
Lomatire	49 unit PUD (23 sf & 13 duplexes)	Tax Map 6, Parcel 5, 634 Malletts Bay Rd	Rivers Edge Building	over 5 ac.	48	Up to 20% each	Preliminary Plat Approved
Marble Island	55 units completed	Tax Map 57 Parcel 9	J.L. Davis Realty	over 5 ac.	61.47	Up to 60%	Dev. Under construction
Mazza, Dorothy Rev. Trust	2 lots (including 1 duplex lot)	279 Malletts Bay Ave., TM 6, P 15	O'Leary - Burke Civil Assoc.	1 to 5 ac.	2.77	Up to 60% each	1 of 3 lots



<u>Project</u>	<u>Units Const./Remaining Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Mele	4 new units (1 preexisting)	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%	Approved
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, David	2 lots	Forest Trail Road, tax map 77, parcel 2-2	David Powell	less than 1 ac.	9.11	up to 20% each lot	Approved
Powell	1/3 new lots	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	Under Construction
REM Development	7/7 unit PUD	Bay Rd, Map 8, Parcel 21-2	REM Development	More than 5 ac.	59.87	Up to 20% for each lot	Under Construction
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
Riverside Farm LLC	13 units	527 Heineberg Drive, Tax Map 5, Parcel 5	Eric Farrell	1 to 5 ac.	11.5	8.70%	Approved

<u>Project</u>	<u>Units Const./Remaining Units</u>	<u>Location</u>	<u>Contact</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Robenstein, Warren	1 new lot	2407 Blakely Rd, tax map 8, parcel 28-1	Warren Robenstein	less than 1 ac.	1.1	Up to 20%	Approve d
Severance Corners Village LLC	33 units	2588 Blakely Road, tax map 08, parcel 37-1	Severance Corners Village	1 to 5 ac.	32	72.00%	Prelimin ary Plat Approve d
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	Approve d
Spruce Hill Farm LLC	2/5 lots	1751 East Road, Tax Map 12, Parcel 26	Fitzgerald Construction	More than 5 ac.	88.15	Up to 30% each lot	Under Constru ction
Turner, Dale & Pam	1 new lot	920 Shore Acres Drive, Tax Map 64, Parcel 10	Krebs & Lansing Engineers	less than 1 ac.	7.74	Up to 30%	Approve d
Wells, Ray	9/9 lots	926 Severance Road, Tax Map 4, Parcel 24	O'Leary - Burke Civil Assoc.	less than 1 ac.	5.05	20%	Under Constru ction