



**Colchester**  
VERMONT

| Description                     | Construction Value Estimate |                |                     |                   | Permits       |           |            |            |
|---------------------------------|-----------------------------|----------------|---------------------|-------------------|---------------|-----------|------------|------------|
|                                 | Current Month               |                | Fiscal Year to Date |                   | Current Month |           | Date       |            |
|                                 | This Year                   | Last Year      | This Year           | Last Year         | This Year     | Last Year | This Year  | Last Year  |
| New Residential                 | 9,734,000                   | 250,000        | 12,609,000          | 8,661,680         | 4             | 1         | 14         | 80         |
| New Commercial                  | 0                           | 0              | 0                   | 582,712           | 0             | 0         | 0          | 2          |
| Multi-Purpose                   | 1,410,386                   | 441,940        | 4,468,785           | 3,383,097         | 24            | 39        | 206        | 261        |
| State & Local Wastewater        | 339,000                     | n/a            | n/a                 | n/a               | 5             | 5         | 31         | 34         |
| Boundary Line Adjustments, etc. | n/a                         | n/a            | n/a                 | n/a               | 2             | 5         | 15         | 26         |
| <b>Total Approved</b>           | <b>11,483,386</b>           | <b>691,940</b> | <b>17,077,785</b>   | <b>12,627,489</b> | <b>35</b>     | <b>39</b> | <b>266</b> | <b>403</b> |
| <b>Total Denied</b>             | <b>0</b>                    | <b>0</b>       | <b>0</b>            | <b>0</b>          | <b>0</b>      | <b>0</b>  | <b>2</b>   | <b>0</b>   |
| <b>Total Permits Processed</b>  | <b>11,483,386</b>           | <b>691,940</b> | <b>17,077,785</b>   | <b>12,627,489</b> | <b>35</b>     | <b>39</b> | <b>268</b> | <b>403</b> |

|                                   | Planning/Zoning Staff & Board Activity |       |     |        |
|-----------------------------------|--|-------|-----|--------|
| DRB Approved                      | 0                                      | 2     | 20  | 16     |
| DRB Denied                        | 0                                      | 1     | 0   | 1      |
| New Single Family Residential U   | 5                                      | 1     | 19  | 19     |
| New Multi-Family Residential Ur   | 36                                     | 0     | 36  | 61     |
| Building Inspections <sub>1</sub> | 39                                     | 72    | 178 | 381    |
| Wastewater / Health Inspections   | 5                                      | 0     | 11  | 6      |
| Request For Action Initiations    | 5                                      | 5     | 15  | 16     |
| Compliance Letters                | 24                                     | 38    | 142 | 109    |
| Commercial Square Footage         | 0                                      | 3,750 | 0   | 11,750 |

**Enforcement Cases & RFA Notes:**

- With the onset of winter temperatures, the Town Health Officer received multiple calls from rental tenants with no or limited heat.

<sup>1</sup> On June 8, 2021, the Selectboard voted to remove town code requirements for inspection of single family residential and accessory apartments. This has reduced inspection requirements and therefore visits. Subsequently, making a year-to-year comparison is not necessarily reflective of market trends.

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Status of Approved Residential Projects for November 2021 (FY2022)

| <u>Project</u> | <u>Units<br/>Const./Remain<br/>ing Units</u> | <u>Location</u> | <u>Contact</u> | <u>Acreage<br/>Disturbed</u> | <u>Project<br/>Acreage</u> | <u>Lot<br/>Coverage</u> | <u>Status</u> |
|----------------|--|-----------------|----------------|------------------------------|----------------------------|-------------------------|---------------|
|----------------|--|-----------------|----------------|------------------------------|----------------------------|-------------------------|---------------|

**Recently Approved Projects**

|                                  |              |   |                                    |                    |        |           |                           |
|----------------------------------|--------------|---|------------------------------------|--------------------|--------|-----------|---------------------------|
| Evernorth,<br>CHT, SD<br>Ireland | 36 units     | 111 Stuart Avenue<br>(Sunderland Farm<br>Community PUD)   | Evernorth                          | 1 to 5 ac.         | 1.5 ac | 51-68%    | Approved                  |
| Bronson<br>Johnson               | 2/2 new lots | 660 Jasper Mine Rd., TM<br>16, P9   | Bronson<br>Johnson                 | less than 1<br>ac. | 22.5   | Up to 30% | Under<br>construct<br>ion |
| Blondin                          | 2 new units  | 356 Watkins Rd., TM16,<br>P20-3   | O'Leary -<br>Burke Civil<br>Assoc. | 1 to 5 ac.         | 10.84  | Up to 30% | Approved                  |
| Sowles<br>Cunningham             | 3 new units  | 559 Malletts Bay Ave.,<br>tax map 7, parcel 48-4  | O'Leary -<br>Burke Civil<br>Assoc. | less than 1<br>ac. | 1.76   | 21.60%    | Approved                  |
| Steve<br>Stitzel &<br>Patti Page | 1/3 new lots | 1980 East Road and 0<br>Curve Hill Road, tax<br>map 12, parcel 29 and<br>tax map 9, parcel 26.    | Steve Stitzel<br>& Patti Page      | 1 to 5 ac.         | 48     | Up to 20% | Under<br>Construct<br>ion |
| Severance,<br>Malcolm            | 1 new lot    | 2179 Roosevelt Highway,<br>tax map 8, parcel 32   |                                    | less than 1<br>ac. | 38.28  | 0         | Approved                  |
| Lankin, Carl                     | 1 new lot    | 362 Middle Road and<br>Village Drive, tax map<br>11, parcel 36 and tax<br>map 25, parcels 22 & 23 | Carl Lankin                        | less than 1<br>ac. | 20.51  | Up to 20% | Approved                  |
| Weller, Peter                    | 1 new lot    | 500 Depot Rd., tax map<br>9, parcel 7-1   | Peter Weller                       | less than 1<br>ac. | 3.8    | Up to 30% | Approved                  |
| Peck Investme                    | 4 new units  | 961 Mill Pond Rd., tax<br>map 8, parcel 3-1   | Trudell<br>Consulting<br>Engineers | 1 to 5 ac.         | 45     | 1.80%     | Approved                  |

**Projects Under Construction**

|                                    |             |  |                                    |                    |      |     |                           |
|------------------------------------|-------------|--|------------------------------------|--------------------|------|-----|---------------------------|
| Delbert &<br>Jennelle<br>Gallagher | 2 new units | 2163 Blakely Road, tax<br>map 7, parcel 15 | Delbert &<br>Jennelle<br>Gallagher | less than 1<br>ac. | 3.46 | 1.9 | Under<br>Construct<br>ion |
|------------------------------------|-------------|--|------------------------------------|--------------------|------|-----|---------------------------|

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| <u>Project</u>                | <u>Units<br/>Const./Remain<br/>ing Units</u>                               | <u>Location</u>                               | <u>Contact</u>               | <u>Acreage<br/>Disturbed</u> | <u>Project<br/>Acreage</u> | <u>Lot<br/>Coverage</u> | <u>Status</u>      |
|-------------------------------|--|---|------------------------------|------------------------------|----------------------------|-------------------------|--------------------|
| Rivers Edge                   | 6/6 new units  | 488 Main St., tax map 26, parcel 5            | O'Leary - Burke Civil Assoc. | 1 to 5 ac.                   | 4.97                       | 6.60%                   | Under Construction |
| Clay Point Properties LLC     | 3/8 lots   | 42 Clay Point Road, tax map 16, parcel 32     | Bill Sawyer                  | 1 to 5 ac.                   | 5.51                       | Up to 20%               | Under Construction |
| Gardner, Ryan                 | 2/3 new units  | 340 Watkins Rd., tax map 14, parcel 20-4      | Ryan Gardner                 | 1 to 5 ac.                   | 10.44                      | 30%                     | Under Construction |
| Wright, Seth                  | 3/3 new lots   | 1668 East Rd., tax map 12, parcel 22          | Seth Wright                  | More than 5 ac.              | 47                         | Up to 20%               | Under Construction |
| Ireland Industries            | 37 lots in size from .13 acres to 8.86 acres to be comprised of mixed uses | 242 Severance Road, tax map 4, parcel 30-1    | SD Ireland                   | over 5 ac.                   | 33.7                       |                         | Under Construction |
| Severance Corners Village LLC | 61 units   | 60 Severance Green, tax map 8, parcel 37-1    | SD Ireland                   | less than 1 ac.              | 0.71                       | 100%                    | Completed          |
| Wheelock                      | 4/6 units  | 3555 Roosevelt Highway, tax map 27, parcel 16 | Sheppard Custom Homes        | 1 to 5 ac.                   | 3.51                       | Up to 20%               | Under Construction |
| Hergenrother                  | 10/12 units  | Map 35 Parcel 1 521 River Rd                  | Hergenrother Const.          | 1 to 5 ac.                   | 6.83                       | Up to 20%               | Under Construction |
| Bean, Derek                   | 2/4 lots   | Jasper Mine Rd., tax map 16, parcel 32-4      | Derek Bean                   | 1 to 5 ac.                   | 3.56                       | Up to 20%               | Under Construction |

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|-------------------------------------|--|---|------------------------------------|------------------------------|----------------------------|--|---------------------------|
| Severance<br>Corners<br>Village LLC | 29 units                                     | 2588 Blakely Road, tax<br>map 08, parcel 37-1                                   | Severance<br>Corners<br>Village    | 1 to 5 ac.                   | 32                         | 72.00%                                   | Completed                 |
| Lomatire                            | 19/49 unit<br>PUD (23 sf &<br>13 duplexes)   | Tax Map 6, Parcel 5,<br>634 Malletts Bay Rd                                     | Rivers Edge<br>Building            | over 5 ac.                   | 48                         | Up to 20%<br>each                        | Under<br>Construct<br>ion |
| Mele                                | 2/4 new units<br>(1<br>preexisting)          | 422 Malletts Bay<br>Avenue, Tax Map 6,<br>Parcel 9 and 9-1                      | O'Leary -<br>Burke Civil<br>Assoc. | 5 ac.                        | 82                         | Up to 20%                                | Under<br>Construct<br>ion |
| Brigante<br>Living Trust            | 43/45 units                                  | 239 Malletts Bay<br>Avenue, Tax Map 6,<br>Parcel 8                              | O'Leary -<br>Burke Civil<br>Assoc. | More than 5<br>ac.           | 25.23                      | Up to 20%<br>for each<br>lot             | Under<br>Construct<br>ion |
| Gintoff,<br>Hank                    | 6/8 units                                    | East Lakeshore Drive,<br>tax map 66, parcel 16-<br>1                            | Gintoff, Hank                      | 1 to 5 ac.                   | 3.03                       | 1.06                                     | Under<br>Construct<br>ion |
| Spruce Hill<br>Farm LLC             | 5/5 lots                                     | 1751 East Road, Tax Map<br>12, Parcel 26  | Fitzgerald<br>Construction         | More than 5<br>ac.           | 88.15                      | Up to 30%<br>each lot                    | Under<br>Construct<br>ion |
| Blum                                | 1/4 units                                    | 2825 Malletts Bay<br>Avenue, tax map 28,<br>parcel 79                           | Krebs &<br>Lansing<br>Engineers    | less than 1<br>ac.           | 1.65                       | Up to 20%                                | Under<br>Construct<br>ion |
| Brooker, J.                         | 3/6 units                                    | Jen Barry Lane, Tax Map<br>47, Parcel 001012                                    | O'Leary -<br>Burke Civil<br>Assoc. | 1 to 5 ac.                   | 4.36                       | Up to 20%<br>for each<br>lot             | Under<br>Construct<br>ion |
| Powell                              | 1/3 new lots                                 | 133 and 354 Platt Road,<br>Tax Map 78, Parcel 19<br>and Tax Map 77,<br>Parcel 2 | John Powell                        | >5                           | 22                         | Up to 20%<br>for each<br>lot             | Under<br>Construct<br>ion |
| Barry, Bruce                        | 2/7 lots                                     | Jen Barry Lane, Tax Map<br>47, Parcel 1   | David Burke                        | More than 5<br>ac.           | 28.1                       | Up to 30%<br>for seven<br>of the<br>lots | Under<br>Construct<br>ion |

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|------------------|--|---|----------------------|------------------------------|----------------------------|------------------------------|-----------------------------------|
| Powell           | 1/3 new lots                                 | 133 and 354 Platt Road,<br>Tax Map 78, Parcel 19<br>and Tax Map 77,<br>Parcel 2 | John Powell          | >5                           | 22                         | Up to 20%<br>for each<br>lot | Under<br>Construct<br>ion         |
| Marble<br>Island | 59/76 units<br>completed                     | Tax Map 57 Parcel 9   | J.L. Davis<br>Realty | over 5 ac.                   | 61.47                      | Up to 60%                    | Dev.<br>Under<br>construct<br>ion |

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|--|--|--|--------------------------------------|------------------------------|----------------------------|------------------------------|---------------|
| <b>Approved by DRB (other permits unknown)</b> |  |  |                                      |                              |                            |                              |               |
| Bailly / Hall                                  | 2 new lots   | 1173 Grandview Road,<br>Tax Map 74, Parcel 1           | Jacques<br>Bailly                    | 1 to 5 ac.                   | 29                         | Up to 20%<br>for each<br>lot | Approved      |
| Powell,<br>David                               | 2 lots   | Forest Trail Road, tax<br>map 77, parcel 2-2           | David Powell                         | less than 1<br>ac.           | 9.11                       | up to 20%<br>each lot        | Approved      |
| Darby  | 4 lots   | 590 Red Rock Rd., Tax<br>Map 77, Parcel 5              | Lisa Darby<br>Therrian               | 1 to 5 ac.                   | 34.4                       | Up to 20%<br>for each<br>lot | Approved      |
| Crowley  | 2 lots   | 629 Church Road, Tax<br>Map 48, Parcel 110             | Gary Crowley                         | less than 1<br>ac.           | 1.01                       | Up to 20%<br>for each<br>lot | Approved      |
| Carey, Peggy                                   | 1 lot  | 2627 East Road, Tax Map<br>15, Parcel 18               | Carey, Peggy                         | 1 to 5 ac.                   | 116                        | Up to 20%                    | Approved      |
| Dayvie,<br>Richard &<br>Anita                  | 1 new lot  | 2869 Middle Road, Tax<br>Map 14, Parcel 4-1            | Richard &<br>Anita Dayvie            | less than 1<br>ac.           | 17.4                       | Up to 20%                    | Approved      |
| Riverside<br>Farm LLC                          | 13 units   | 527 Heineberg Drive,<br>Tax Map 5, Parcel 5            | Eric Farrell                         | 1 to 5 ac.                   | 11.5                       | 8.70%                        | Approved      |
| Mazza,<br>Dorothy Rev.<br>Trust                | 2 lots<br>(including 1<br>duplex lot)                          | 279 Malletts Bay Ave.,<br>TM 6, P 15                   | O'Leary -<br>Burke Civil<br>Assoc.   | 1 to 5 ac.                   | 2.77                       | Up to 60%<br>each            | Approved      |
| Ryan, Chris                                    | 3 lot PUD<br>resulting in<br>two new<br>single family<br>lots. | 115 Moonlight Ridge,<br>Tax Map 71, Parcel 3           | Champlain<br>Consulting<br>Engineers | 1 to 5 ac.                   | 10.7                       | Up to 20%<br>for each<br>lot | Approved      |
| Sowles   | 1 lot  | 1610 Porters Point<br>Road, Tax Map 46,<br>Parcel 25-1 | Rhonda Wilcox                        | 1 to 5 ac.                   | 1.15                       | Up to 30%<br>each lot        | Approved      |

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|-----------------------------|--|--|----------------------------------|------------------------------|----------------------------|-------------------------|-------------------------------------|
| Orchard<br>Shore<br>Estates | 1 lot  | Tax Map 78 Parcel 9-9                    | Patrick<br>Malone                | 1 to 5 ac.                   | 8.4                        | Up to 20%               | Approved                            |
| Lefebvre                    | 1 lot  | Tax Map 69 Parcel 19<br>Bay Road         | Parcel 19 -<br>Donald<br>Richard | over 5 ac.                   | 7.3                        | Up to 20%<br>each       | Approved                            |
| Barney Point                | 1 lot  | Map 33 Parcel 62<br>Colchester Point     |                                  | less than 1<br>ac.           | 0.7                        | Up to 20%               | Approved                            |
| North Harbor                | 26 lots/units                                | Tax Map 16, Parcel 119,<br>120, 121, 145 | Brad Gardner                     | 1 to 5 ac.                   | 12.58                      | Up to 20%               | Waiting<br>for<br>potable<br>water. |
| <b>DRB Partial Approval</b> |  |  |                                  |                              |                            |                         |                                     |

|    | A  | B  | C  | D                          | E                 | F                        | G                      | H                   | I                                   |
|----|--|--|--|----------------------------|-------------------|--------------------------|------------------------|---------------------|-------------------------------------|
| 1  | <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>                       |
| 2  | <b>Recently Approved Projects</b>                                |  |  |                            |                   |                          |                        |                     |                                     |
| 3  | Vermont Tire & Service, Inc.                                     | Add partial second floor (8.800sf) to section of building.                                   | 94 South Oak Circle, tax map 3, parcel 60  | Vermont Tire & Service,    | 7/29/2022         | less than 1 ac.          | 1                      | 74.70%              | Approved                            |
| 4  | 332 West Lakeshore Dr. LLC                                       | increase the number of slips by 31 to 166 slips and create boat storage and increase parking | 0, 310, 318, 332 and 371 West Lakeshore Drive, tax map 65, parcels 6, 7, 12, 13, and 14. | O'Leary Burke Civil Assoc. | 2/22/2022         | less than 1 ac.          | 19.61                  | 15.40%              | Approved                            |
| 5  | <b>Projects Under Construction</b>                               |  |  |                            |                   |                          |                        |                     |                                     |
| 6  | DEW  | 8,000sq. Ft. office building with 12 mini-storage buildings                                  | Map 22, Parcel 179-1   | DEW Construction           | 8/24/2021         | less than 1 ac.          | 9.5                    | 17.1                | Complete                            |
| 7  | <b>Projects Substantially Constructed (phased or incomplete)</b> |  |  |                            |                   |                          |                        |                     |                                     |
| 8  | Colchester Retail  | 6,375 sq. ft. multi-tenant commercial building   | Lower Mountain View, tax map 1, parcel 21  | Colchester Retail, LLC     | 1/25/2020         | less than 1 ac.          | 0.57                   | 66.40%              | Complete                            |
| 9  | 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%           | Construction more than 50% complete |
| 10 | 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 |
| 11 |  |  |  |                            |                   |                          |                        |                     |                                     |
| 12 | <b>Approved by DRB (other permits unknown)</b>                   |  |  |                            |                   |                          |                        |                     |                                     |