



TOWN OF COLCHESTER

APPLICATION FOR SKETCH PLAN REVIEW

Permit # SK- _____ - _____

All information requested on this application must be completed in full. Failure to provide the requested information either on this application form or on the sketch plan will result in your application being rejected and a delay in the review before the Development Review Board.

1) OWNER OF RECORD (Name as shown on deed, mailing address, phone and email) _____
FRANKLIN SOUTH LLC.

2) APPLICANT (Name, mailing address, phone and email) _____
Green Mountain Habitat for Humanity 400 Cornerstone, Suite 315, Williston, VT 05495

3) CONTACT PERSON (Name, mailing address, phone and email) Robin Pierce
400 Cornerstone Drive, Suite 315, Williston, VT, 05495 pierce@vermonthabitat.org (802) 872-8726
802-238-6364

4) CONSULTANT INFORMATION (Name, mailing address, phone and email) Bryan Currier
13 Corporate Drive, Essex Junction, VT, 05452 Bcurrier@olearyburke.com
802-278-9990

5) PROJECT STREET ADDRESS: 852 Mill Pond Road

6) TAX MAP & PARCEL #(can be obtained at Assessor's Office) 08-007003-0000000

7) PROJECT DESCRIPTION

a) Please note if new lots are being created and whether or not the request is for a regular subdivision, planned residential development, or planned unit development: 8 Affordable housing units with community septic and municipal water

b) Existing Uses on Property (including description and size of each separate use) _____
5 bedroom duplex, 3 bedroom single family

c) Proposed Uses on property (include description and size of each new use and existing uses to remain) Proposed 8 residential units with garages

d) Total building square footage on property (proposed buildings and existing buildings to remain) _____
6,400 sqft proposed building footprint total, all existing structures to be removed

e) Height of building & number of floors (proposed buildings and existing buildings to remain, specify

if basement and mezzanine) Two story homes

f) Number of residential units (if applicable, new units and existing units to remain) Proposed 8 units, all existing structures to be removed

g) Number of employees & company vehicles (existing and proposed, note office versus non-office employees): None

h) Other (list any other information pertinent to this application not specifically requested above, please note previous approvals and if the Overlay Districts are applicable): /

8) LOT INFORMATION

a) Existing Lot Size: 4.63 acres b) Acreage to Be Disturbed: _____

c) Number of Lots Being Created (please also note lot size): Existing lot to remain

d) Building Coverage: Existing 4.5 % Proposed 3.5 %

e) Overall Coverage (building, parking, outside storage, etc)
Existing 4.5 % Proposed 15 %

f) Front Yard Coverage (along each street) Existing 23.5 % Proposed 10 %

g) Building Setbacks: Front ±80 Rear ±330 Side ±45 Side ±45

h) Parking Lot Setbacks: Front _____ Rear _____ Side _____ Side _____

i) Distance From Shoreline (95.5' elevation): N/A

9) ESTIMATED PROJECT COMPLETION DATE 2028

10) TYPE OF EXISTING OR PROPOSED ENCUMBRANCES ON PROPERTY (easements, covenants, leases, rights of way, etc.) Existing 100' overhead power easement, Proposed access easement

11) PROPOSED EXTENSION, RELOCATION, OR MODIFICATION OF MUNICIPAL FACILITIES (sanitary sewer, water supply, streets, storm drainage, etc.) Municipal water to serve 8 units.

12) PUBLIC IMPROVEMENT, ROAD, & UTILITY INFORMATION

a) Will municipal sewer be used? No If yes, has an allocation been requested? /

b) For on site wastewater disposal describe: Community System

- c) Has the Wastewater Official been contacted to review soil test pits? no
- d) Will municipal water be used? Yes If no describe water supply: ✓
- e) Linear footage & width of each road/driveway proposed: 22' wide, 725' Linear
- f) Corner sight distance for each road/driveway: 35 mph road, distance greater than
- g) Do proposed roads include sidewalks? 3' wide front access easement. 250'

13) SKETCH PLAN AND FEE

A sketch plan shall be submitted which shows the information listed on Exhibit B attached. A sketch plan application fee shall be paid to the Town at the time of submittal (see Exhibit B).

*Please submit one paper copy and a digital copy of the application in pdf (file not exceeding 20mb) via email to pzinfo@colchestervt.gov. If online submittal is not feasible, submissions will be accepted via CD/ DVD. Application forms, plans, and supporting documents shall each be separate pdfs and plans shall be submitted as a set whenever feasible. Files shall be named the address of the property and the type of document followed by the year (i.e. 205RooseveltHwyApp15). Each file name shall be unique with no spaces and characters shall be numbers or letters (no characters such as hyphens, #, &, or *). All pdfs shall be at least at 300dpi, color, and to scale if a plan, elevation, or similar document.*

I hereby certify that all the information requested as part of this application has been submitted and is accurate to the best of my knowledge. ***Please be aware that sketch plan review is not a formal or appealable action. The DRB will review your sketch plan application under the regulations in effect at the time of your application. Should the Selectboard thereafter warn or adopt amendments to the Development Regulations before you file your application for preliminary (major) plat or final (minor) plat approval, that application will be reviewed under the amended regulations.***



SIGNATURE OF APPLICANT



SIGNATURE OF PROPERTY OWNER

By the land owner signature, the land owner is authorizing the applicant to act on their behalf.

☐ Check this box if the consultant listed is authorized to act on behalf of the applicant and land owner.

☒ Check this box if the contact person listed is authorized to act on behalf of the applicant and land owner.

Do not write below this line

DATE OF SUBMISSION: _____

FEE PAID: _____

I have reviewed this sketch plan application and find it to be: ☐ Complete

☐ Incomplete

Zoning Administrator or Designee

Date

EXHIBIT A
ADJOINING PROPERTY OWNER INFORMATION

(please use the interactive map at Colchestervt.gov for info & try to include direct abutters as well as adjacent properties along the shoreline within the area of affect as well as across the street)

889 Mill Pond Road 08-010003-0000000 Nancy Hadley Trust 889 Mill Pond Road Colchester, VT 05446	924 Mill Pond Road 08-009003-0000000 924 Mill Pond Road LLC 22 Faith Street Burlington, VT 05408	878 Mill Pond Road 08-013003-0000000 Clark and June Sweeney P.O. Box 55, 835 Blakely Road Colchester, VT 05446
766 Mill Pond Road 08-004003-0000000 Marie Beaudry Trust 973 Monkton Road Vergennes, VT 05491	804 Mill Pond Road #1 08-005003-0000000 Horton Kathleen 804 Mill Pond Road Colchester, VT 05446	804 Mill Pond Road #2 08-005003-0000000 Jessica Storm 804 Mill Pond Road Colchester, VT 05446
804 Mill Pond Road #3 08-005003-0000000 Michael Adam Thomas 804 Mill Pond Road Colchester, VT 05446	804 Mill Pond Road #4 08-005003-0000000 Bradley Bedard 804 Mill Pond Road Colchester, VT 05446	804 Mill Pond Road #5 08-005003-0000000 Matthew Erkson 804 Mill Pond Road Colchester, VT 05446
805 Mill Pond Road 08-006003-0000000 Brian Gilfillan 805 Mill Pond Road Colchester, VT 05446		

EXHIBIT B

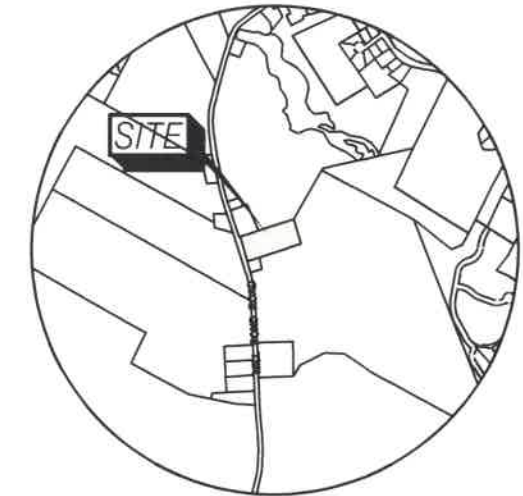
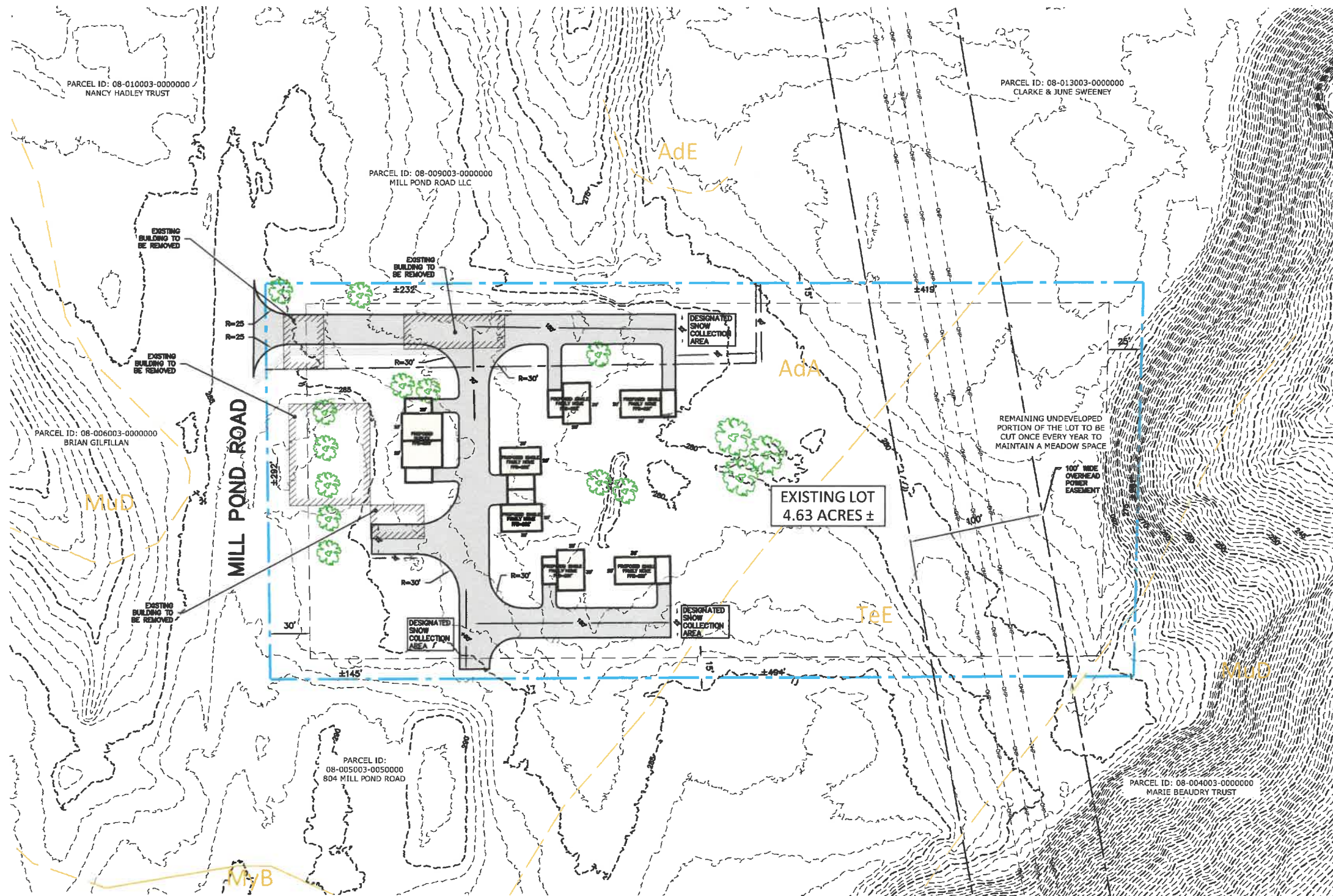
SKETCH PLAN

The following information must be shown on the plat plan. Failure to provide the following information will result in your application being rejected and a delay in the review before the Development Review Board.

- Lot drawn to scale (20 feet scale if possible)
- Survey data (distance and acreage)
- Boundaries and area of all abutting properties
- Location of streets, abutting properties, fire hydrants, existing buildings, existing landscaping
- Zoning boundaries
- North arrow
- Name of person or firm preparing plan and date
- Area for accumulating snow
- Location of 100 year flood plain boundaries were applicable
- Physical features (streams, wetlands, vegetative cover, etc.)
- Existing & proposed entrances and curb cuts
- Existing & proposed sidewalks, recreation paths, and pedestrian walkways
- Location & size of open spaces reserved for recreation or conservation (if applicable)
- If known at this time...location & type of restricted land (i.e. rights-of-way, easements, open space covenants, etc.)
- If known at this time...soil classifications
- A narrative description of how the proposed project meets the criteria of Article Nine of the Development Regulations is recommended at this time but not required.

APPLICATION FEE

~~X~~ Sketch Plan: \$552 + \$10/unit



Location Map
Scale: 1" = 1000'

LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING SETBACK
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR (U.S.G.S. DATUM)
- EXISTING MINOR CONTOUR (U.S.G.S. DATUM)
- PROPOSED CONTOUR
- PUD BUFFER
- EXISTING OVERHEAD POWER
- SOILS BOUNDARY
- EXISTING BUILDING
- PROPOSED LANDSCAPING

ZONING INFORMATION

PARCEL ID: 08-007003-0000000
ZONED: RESIDENTIAL ONE (R1)
DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 30,000sf
MINIMUM LOT FRONTAGE: 75ft
MAXIMUM ALLOWED COVERAGE: 30%
EXISTING COVERAGE: ±4.5%
PROPOSED COVERAGE: ±15%
SETBACKS: REQUIRED PROPOSED
FRONT: 30ft ±80
SIDE: 15ft 45+
REAR: 25ft ±330

GRAPHIC SCALE



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE	REVISION	BY	CHKD
08-01-2024	1. RECORD DRAWING	BLA	YMC
	2. PRELIMINARY	OBC1	
	3. DESIGN/CONCEPT	OBC2	
		BWC	
		BLK	
1" = 40'			

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

13 CORPORATE DRIVE
ESSEX ACT, VT
PHONE: 878-8890
FAX: 878-8889
E: OLB@olearyburke.com

GREEN MOUNTAIN HABITAT FOR HUMANITY

882 MILL POND RD. COLCHESTER, VT

SKETCH PLAN

7/30/24
2025-113
S1
PLAN SHEET 9
1

