



Permit # SD- _____ - _____

TOWN OF COLCHESTER

APPLICATION FOR
SKETCH PLAN REVIEW

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 fax #) _____
Riverside Bluffs, LLC., 79 West Porters Point Road, Colchester, VT 05446; (802) 578-9015

2) APPLICANT (Name, mailing address, phone and fax #) _____
Same

3) CONTACT PERSON (Name, mailing address, phone and fax #) _____
Doug Demag, 100 Demag Drive, Williston, VT 05452

4) CONSULTANT INFORMATION (Name, mailing address, phone and fax #) _____
Martin E. Courcelle, P.E. Champlain Consulting Engineers; P.O. Box 453, Colchester, VT 05446; (802) 863-8060

5) PROJECT STREET ADDRESS: _____
1094 Camp Kinya Road, Colchester, VT 05446

6) TAX MAP & PARCEL #(can be obtained at Assessor's Office) _____
16-051000-0000000

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: _____
3 existing lots will have boundary adjustments and a new PRD will create 8 new lots for a total of 11 lots.

b) Existing Uses on Property (including description and size of each separate use) _____
1 existing house
There are 3 existing lots, one of which contains a single family house.

c) Proposed Uses on property (include description and size of each new use and existing uses to _____
There will be a total of 11 lots. The existing house will remain on a reconfigured lot. The other two existing lots will be reconfigured and each have new single family homes. New residential lots will be created for single family homes. One open space lot will be created. The project will have 8 new lots with 9 new houses.

d) Total building square footage on property (proposed buildings and existing buildings to remain) _____
Existing = +- 1,900 sf house, +- 1,425 sf barn. New = TBD.

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

if basement and mezzanine) New houses shall be <40' in height.

f) Number of residential units (if applicable, new units and existing units to remain) _____
Existing = (1) residential unit; Proposed = (9) residential units (10) total residential units

g) Number of employees & company vehicles (existing and proposed, note office versus non-office employees): Not Applicable

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): _____
Water Protection District - Fluvial Erosion Hazard Overlay District. Wetlands delineated by Natural Resource Consulting Service, Fall 2021 and June 2022. Three Significant Natural Forest Communities exist on the project site.

8) LOT INFORMATION

a) Existing Lot Size: 62.1 Acres b) Acreage to Be Disturbed: <5.3 Acres

c) Number of Lots Being Created (please also note lot size): 8 new lots (1 will be an open space lot)
3 existing lots (one has an existing house) - See attached for lot sizes.

d) Building Coverage: Existing <1 % Proposed <30 %

e) Overall Coverage (building, parking, outside storage, etc)
Existing <1 % Proposed <30 %

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

g) Building Setbacks: Front >30 Rear >25 Side >15 Side >15

h) Parking Lot Setbacks: Front N/A Rear N/A Side N/A Side N/A

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

9) ESTIMATED PROJECT COMPLETION DATE End of 2023

10) TYPE OF EXISTING OR PROPOSED ENCUMBRANCES ON PROPERTY (easements, covenants, leases, rights of way, etc.) _____
No known existing. New easements will be provided for shared driveway access, shared open space access and shared wastewater facilities.

11) PROPOSED EXTENSION, RELOCATION, OR MODIFICATION OF MUNICIPAL FACILITIES (sanitary sewer, water supply, streets, storm drainage, etc.) _____
None

12) PUBLIC IMPROVEMENT, ROAD, & UTILITY INFORMATION

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

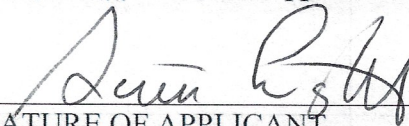
b) For on site wastewater disposal describe: A combination of in-ground and mound systems

- c) Has the Wastewater Official been contacted to review soil test pits? No
- d) Will municipal water be use? No If no describe water supply: Drilled Wells
- e) Linear footage & width of each road/driveway proposed: Driveway: width 20', lengths vary up to 300'
- f) Corner sight distance for each road/driveway: To be determined
- g) Do proposed roads include sidewalks? No

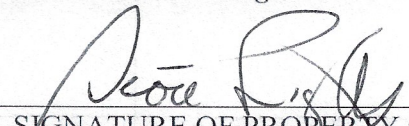
13) SKETCH PLAN AND FEE

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 <https://elms.colchestervt.us/egov/>. 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)

Example: Tax Map 7, Parcel 57 John and Jane Doe P.O. Box 55, 835 Blakely Road Colchester, VT 05446		
See attached.		

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

Residential, Commercial, & Industrial, \$250.00



Abutters List Report

Colchester, VT
April 08, 2022

Subject Property:

Parcel Number: 16-051000-0000000
CAMA Number: 16-051000-0000000
Property Address: 1094 CAMP KINIYA RD

Mailing Address: DOUG DEMAG
100 DEMAG DRIVE
WILLISTON, VT 05452

Abutters:

Parcel Number: 16-050010-0000000
CAMA Number: 16-050010-0000000
Property Address: 876 CAMP KINIYA RD

Mailing Address: ANSON CARL
876 CAMP KINIYA RD
COLCHESTER, VT 05446

Parcel Number: 16-063000-0000000
CAMA Number: 16-063000-0000000
Property Address: 1422 CLAY POINT RD

Mailing Address: BLC HOLDING LLC
221 BUFF LEDGE RD
COLCHESTER, VT 05446

Parcel Number: 16-067000-0000000
CAMA Number: 16-067000-0000000
Property Address: 939 CAMP KINIYA RD

Mailing Address: ANTONOWICZ JAMESON C
ANTONOWICZ LINDSAY A
939 CAMP KINIYA RD
COLCHESTER, VT 05446

Parcel Number: 78-009040-0000000
CAMA Number: 78-009040-0000000
Property Address: 473 ORCHARD SHORE RD

Mailing Address: MALONE CLAY POINT PROPERTIES LLC
338 RIVER ST UNIT 7
MONTPELIER, VT 05602

Parcel Number: 78-009060-0000000
CAMA Number: 78-009060-0000000
Property Address: 0 ORCHARD SHORE RD

Mailing Address: GRISE SAMANTHA LEW GRISE KATHY
1306 CLAY POINT RD
COLCHESTER, VT 05446

Parcel Number: 79-002000-0000000
CAMA Number: 79-002000-0000000
Property Address: 1317 CAMP KINIYA RD

Mailing Address: CAMP DUDLEY AT KINIYA YMCA II LLC
126 DUDLEY RD
WESTPORT, NY 12993

Parcel Number: 79-002020-0000000
CAMA Number: 79-002020-0000000
Property Address: 1241 CAMP KINIYA RD

Mailing Address: CAMP DUDLEY AT KINIYA LLC
1317 CAMP KINIYA RD
COLCHESTER, VT 05446

Parcel Number: 79-004000-0000000
CAMA Number: 79-004000-0000000
Property Address: 1184 CAMP KINIYA RD

Mailing Address: WILLIAMS KYLE/COLLEEN A LIFE
ESTATE KYLE D AND COLLEEN A
WILLIAMS REV TRUST
1184 CAMP KINIYA RD
COLCHESTER, VT 05446

Parcel Number: 202008
Property Address: 20 ABARE LN

Mailing Address: BREILAND ERIK J & MEREDITH P
FAMILY TRUST U/T/A
20 ABARE LN
MILTON, VT 05468

Parcel Number: 201001
Property Address: 50 GRAVELLE RD

Mailing Address: VT STATE OF FISH AND WILDLIFE DEP.
103 SOUTH MAIN ST
WATERBURY, VT 05676



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1094 Camp Kinya Road

Sketch Plan Narrative

Colchester, VT
August 2022

Planned Residential Development

The proposed project is located at 1094 Camp Kinya Road in Colchester, VT. The project area consists of 3 existing separate parcels. Parcel One contains an existing single-family house and is on both sides of Camp Kinya Road with frontage along the Lamoille River. Parcel Two is a vacant lot on the north side of Camp Kinya Road and has frontage along the Lamoille River. Parcel Three is a vacant lot on the south side of Camp Kinya Road. The area on the south side of Camp Kinya Road is meadow and the remainder of the parcels are wooded.

The proposal will have a boundary line adjustment between Parcel One and Parcel Two. The existing house will remain on what is now Lot #2. There will then be a boundary line adjustment between the remaining Parcel One and Parcel Three. These remaining lands on the south side of Camp Kinya Road will then be subdivided to create nine new single-family lots and one open space lot on the south side of the property.

One new private driveway will be constructed for Lot #1. Two new shared driveways will be constructed on the south side of Camp Kinya Road to serve the new single family lots on that side of the road. Each new shared driveway will serve no more than 4 residences.

Each of the new single family lots will be served with a new soil-based wastewater disposal system and a new drilled well. Soils investigations were performed in late 2021 and 2022. The preliminary findings support a combination of in-ground wastewater disposal systems, shallow in-ground wastewater disposal systems and mound wastewater disposal systems. The current proposal shows one mound system that will be shared between 2 lots.

Wetlands are present on the property. These were delineated in the fall of 2021 and summer of 2022 by Natural Resource Consulting Services. On June 21, 2022 Brock Freyer, a District Wetlands Ecologist from the Agency of Natural Resources visited the site to review the wetlands delineations. The resulting delineation is attached and has been incorporated into the sketch plans being submitted. The proposed lot configurations and their building envelopes completely avoid the wetlands on the property. No wetland or buffer disturbances are being proposed.

Three Significant Natural Communities exist on the southern portion of the existing parcels. These communities are rare forest communities. These communities are shown on the current sketch plans. The proposed lot configuration and building envelopes take the boundaries of these communities into consideration. The building envelopes are all shown outside of the natural community areas. Three new drilled wells are shown inside of the communities, but these can be installed with no damage to the forest. A Zoom meeting was held with Robert Zanio, a Natural Community Ecologist for the Vermont Fish and Wildlife Department to discuss these communities. Mr. Zanio indicated that best practices for the natural communities is avoidance and minimization, which is achieved with the lot configuration and building envelopes shown on the sketch plans.

1094 Camp Kinya Road

Sketch Plan Narrative

Colchester, VT

August 2022

One of the proposed lots is a 29.6-acre Open Space lot. This lot will allow for passive recreation for the homeowners of the project via a primitive walking path through the open space. In addition to the open space lot an easement will be granted across Lot #2 for access to the Lamoille River to all of the properties in this project. This access will be achieved by utilizing the existing farm road on the property.

The project is being proposed as a Planned Residential Development. Frontage waivers will be requested at Preliminary Plat for the lots that are served by private driveways and that do not have frontage along Camp Kinya Road.

The project is heavily wooded and screened on all sides by existing trees except for the field along Camp Kinya Road. A PUD Buffer of 50' is being shown for the project.

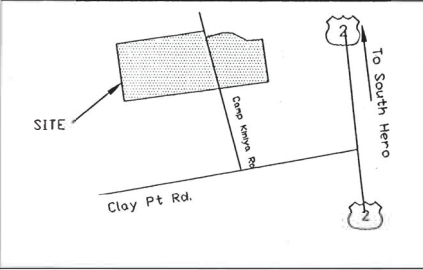
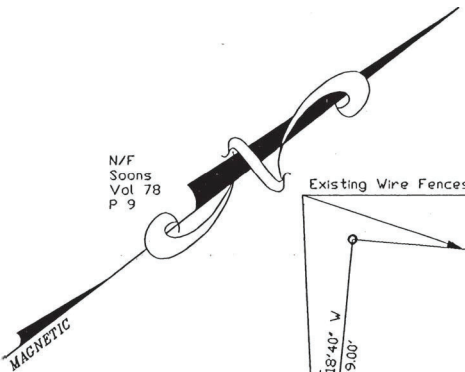
1094 Camp Kinya Road
Sketch Plan Application
August 2022

Proposed Lot Size List	
Lot 1	4.7 Acres
Lot 2	10.9 Acres
Lot 3	29.6 Acres
Lot 4	1.3 Acres
Lot 5	1.1 Acres
Lot 6	1.2 Acres
Lot 7	1.2 Acres
Lot 8	2.7 Acres
Lot 9	1.9 Acres
Lot 10	2.6 Acres
Lot 11	2.6 Acres

This Plat meets the requirements of 27 V.S.A. 4303

Reprographics of New England, Inc., S. Burlington, VT, hereby certifies that this map was reproduced by the fixed line photographic process.

[Signature] (Signature)



Location Map
N.T.S.

N/F Soons
Vol 78
P 9

N/F Camp Kiniya
Vol 5 P 345

Existing Wire Fences

N/F Winnisquam
Orchards
Vol 21 P 331

N/F Williams Vol 247
P 243

NOTES:

Total Acres = 63.31 minus roadway 1.22 acres leaves a total of 62.09 acres in McKenny parcel

This survey conforms to standards set by the Vermont Board of Land Surveyors for a rural survey.

This survey uses a survey by George C. Stanley for Mrs Alice Denno dated Aug 1962.

Bearing shown were taken from the Stanley survey.

N/F Williams Vol 157
P 492

Δ = 23°56'20"
R = 678.14'
T = 143.77'
L = 283.34'

PARCEL ONE

PARCEL THREE

PARCEL TWO

Vol 9
P 231/232

Vol 9 P 24

N/F Howard Vol 143 P 36

N/F Owen
Vol 133 P 236

N/F Anson
Vol 170 P 499

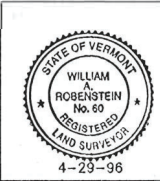
Legend

- Existing Concrete bound
- Existing Iron Pipe
- Iron Pin Set

To the best of my knowledge and belief this survey was based upon information taken from deeds and plans of record along with markers visible on the ground and with information supplied by the property owner. This map is based upon a survey which complies with standards for practice set forth by the Vermont Board of Land Surveyors effective November 1, 1994.

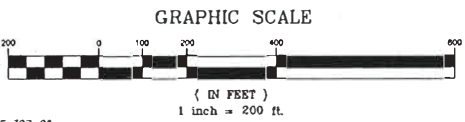
William A. Robenstein
William A. Robenstein
Professional Land Surveyor
909 Dorset Street
South Burlington Vermont
(802) 852-8917

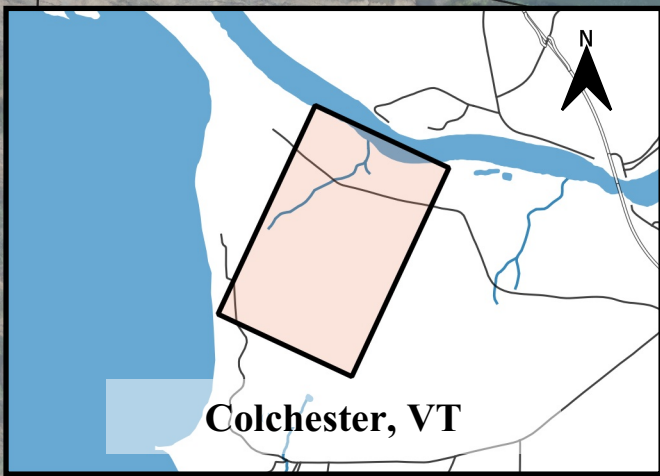
COLCHESTER V
RECEIVED FOR REC.
3/28 AD 19 96 AT
9:00 Clock - 20 Min - 11 M
Recorded in Vol 374 Page 232
of the Land Records
Attest: [Signature] Asst. Town Clerk



Property Map
Hugh & Laurette McKenny
Camp Kiniya Road
Colchester Vermont

SURVEYED BY TB/WR	WILLIAM A. ROBENSTEIN PROFESSIONAL LAND SURVEYOR 909 DORSET STREET SOUTH BURLINGTON, VT 05403 (802) 852-8917	SCALE 1 = 200
DRAWN BY WR		PROJECT NO. 397-96
CHECKED BY JR		DRAWING NO. 1





Lamoille River

Expanded wetlands pursuant on-site meeting with Brock Freyer on 6-21-22

Class III
.02 acres

Class III
.09 acres

Kiniya Wetland Delineation

1094 Camp Kiniya Rd
Colchester, VT

Natural Resource Consulting Services

95 Silver Lake Road
Tilton, NH 03276
603-729-0214

Note: This is not a survey. The property boundaries shown are intended for approximate reference only and have not been confirmed.

NRCS used Wetland Standards as defined in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (Federal Interagency Committee for Wetland Delineation, 1987).

Wetlands field delineated and located via GPS December 2021 and June 2022. Location of all features is approximate.

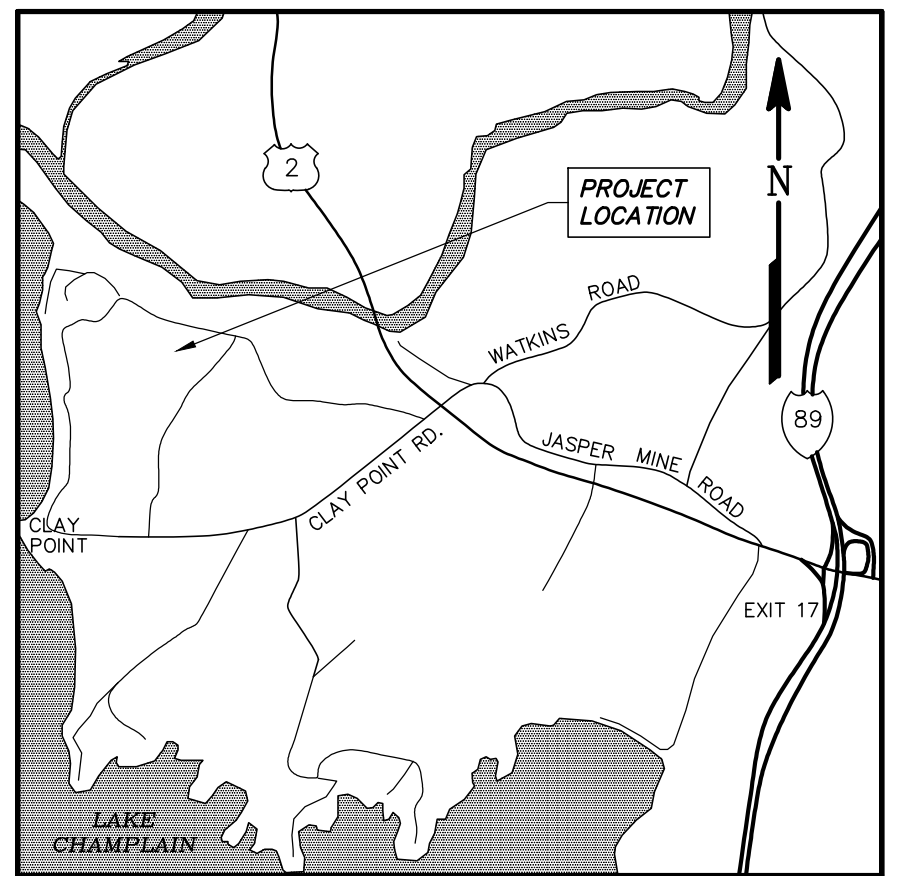
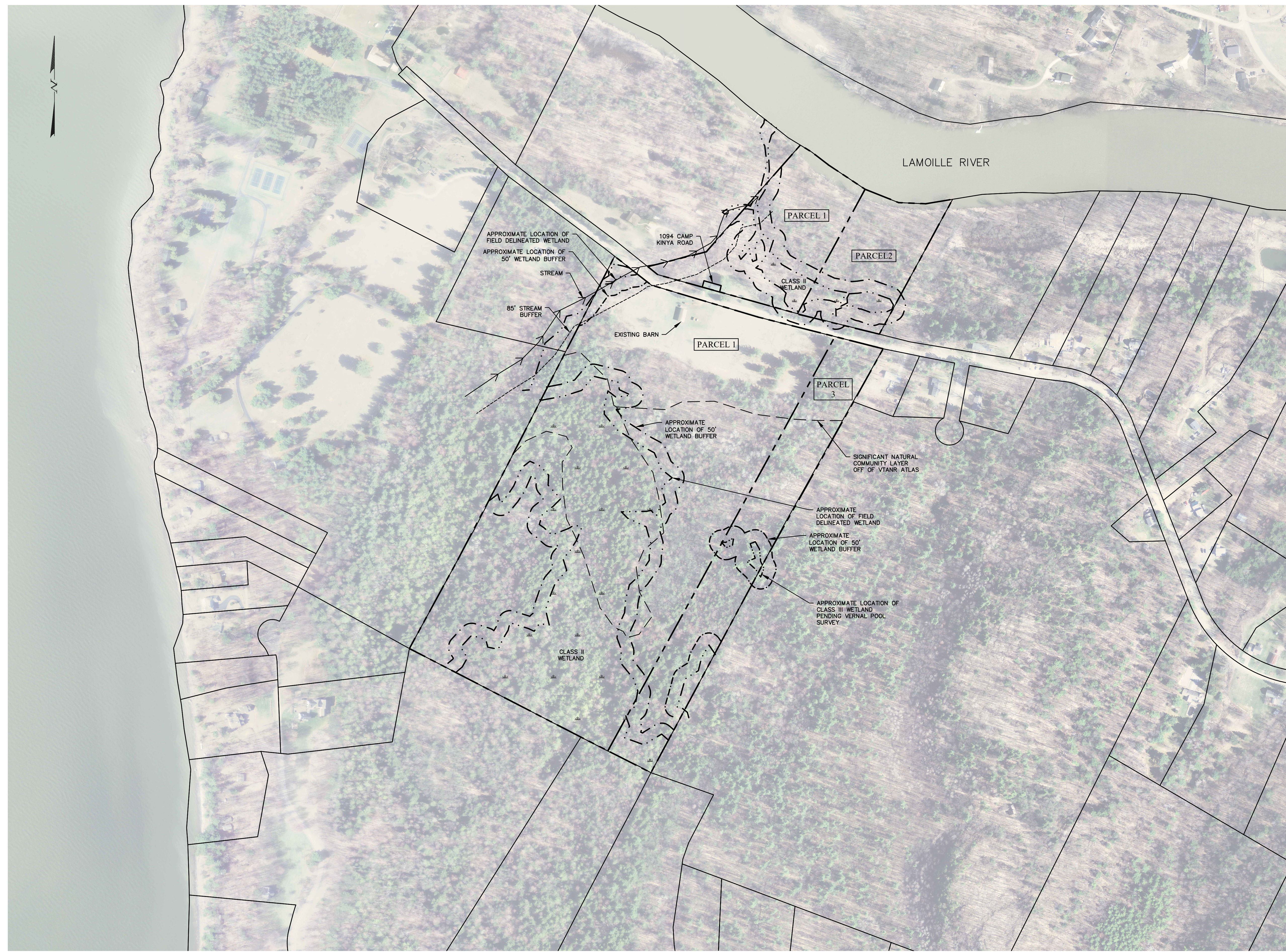
Aerial Imagery Courtesy VCGI. Estimated acquisition date 04/2018

0 100 200 300 400 500 ft

Legend

- Property Boundary
- Flag Locations
- Field Delineated Wetlands (Flagged)
- Field Delineated Wetlands (Flagged)**
- Wetlands Delineated 12/21
- Wetlands Delineated 06/22
- 50ft Wetland Buffer

Revised July 18, 2022



LOCATION MAP
N.T.S.

DESIGN SUMMARY:

1. PROJECT DESCRIPTION:

PLANNED RESIDENTIAL DEVELOPMENT FOR 1094 CAMP KINYA ROAD IN THE TOWN OF COLCHESTER, VERMONT. 3 EXISTING PARCELS WILL HAVE BOUNDARY LINE ADJUSTMENTS AND 8 NEW LOTS WILL BE CREATED FOR A TOTAL OF 11 LOTS, INCLUDING ONE OPEN SPACE LOT.

2. PROJECT CONTACTS:

OWNER/APPLICANTS: RIVERSIDE BLUFFS, LLC
C/O DOUG DEMAG
100 DEMAG DRIVE
WILISTON, VT 05452
(802) 578-9015

CIVIL ENGINEER: CHAMPLAIN CONSULTING ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
CONTACT: MARTIN E. COURCELLE, P.E.
(802) 863-8060

GENERAL NOTES:

1. PRIOR TO COMMENCING SITE WORK, THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY WHERE DISCREPANCIES EXIST BETWEEN THE PROJECT DRAWINGS AND ACTUAL FIELD CONDITIONS.
2. THE GENERAL CONTRACTOR SHALL CONTACT DIG SAFE (1-888-344-7233) SEVENTY TWO HOURS PRIOR TO ANY EXCAVATION TO ACCURATELY ESTABLISH THE LOCATION OF ALL UNDERGROUND UTILITIES ON THE PROJECT SITE.
3. WHERE DIMENSIONS ON THE PROJECT DRAWINGS ARE UNCLEAR, CONTACT THE PROJECT ENGINEER IMMEDIATELY FOR CLARIFICATION.
4. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE PROJECT DRAWINGS REFLECT THE LATEST REVISIONS.

REFERENCE MAPS:

1. PARCEL BOUNDARY DATA WAS DOWNLOADED FROM GEODATA.VERMONT.GOV/PAGES/PARCELS - FEBRUARY, 2022.
2. PROJECT PARCEL BOUNDARY DATA IS BASED OFF OF WILLIAM A. ROSENSTEIN PROPERTY MAP FOR HUGH & LAURETTE MCKENNY, DATED APRIL 29, 1996.
3. ORTHO IMAGERY WAS DOWNLOADED FROM VCGI ORTHOFINDER - 0.15 METER COLOR AND COLOR INFRARED (4-BAND) ORTHOIMAGERY (LEAF-OFF) FROM 2013 VT ORTHOS.
4. WETLANDS WERE FIELD DELINEATED AND LOCATED VIA GPS IN DECEMBER, 2021 AND JULY, 2022 BY NATURAL RESOURCE CONSULTING SERVICES.

REVISION DATE & DESCRIPTION	BY
08/10/22 REVISED LOT LAYOUT AND WETLAND BOUNDARY	MEC

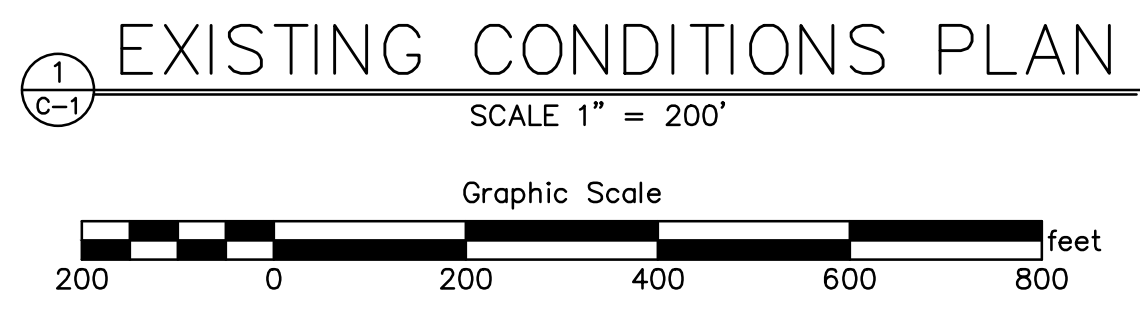
Champlain Consulting ENGINEERS

185 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 - 864-1878 FAX
www.champlainconsultingengineers.com

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NOT FOR REVIEW FOR CONSTRUCTION
DATE: 8/10/22
Champlain Consulting ENGINEERS

RIVERSIDE BLUFFS, LLC
1094 CAMP KINYA ROAD
PLANNED RESIDENTIAL DEVELOPMENT
EXISTING CONDITIONS PLAN
VERMONT
COLCHESTER



DRAWN	CCE
CHECKED	MEC
SCALE	1" = 200'
DATE	4/08/22
JOB NO.	2021.071
SHEET	C-1



1 OVERALL SITE PLAN
 SCALE 1" = 200'
 Graphic Scale feet
 200 0 200 400 600 800

REVISION DATE & DESCRIPTION	BY
04/25/22 PRD SETBACK ADJ.	MEC
08/10/22 REVISED LOT LAYOUT	MEC
AND WETLAND BOUNDARY	MEC

Champlain Consulting
ENGINEERS

185 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060 • 864-1878 FAX
www.champlainconsulting.com

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NOT FOR REVIEW
 FOR CONSTRUCTION
 DATE: 8/10/22
 Champlain Consulting
 ENGINEERS

RIVERSIDE BLUFFS, LLC
 1094 CAMP KINYA ROAD
 PLANNED RESIDENTIAL DEVELOPMENT
 OVERALL SITE PLAN
 COLCHESTER VERMONT

DRAWN	CCE
CHECKED	MEC
SCALE	1" = 200'
DATE	4/08/22
JOB NO.	2021.071
SHEET	

C-3

OF 3 SHEETS