

Gave This To The Board

Official Use Only:

Date Application Filed: 5-11-2020

Fee Paid: \$100.00 VH 3230

Collected by: SG

Application No. \_\_\_\_\_

**TOWN OF CORNWALL, ADDISON COUNTY, VERMONT**

**APPLICATION FOR ZONING PERMIT**

(Including Building and Land Sales)

Applicant's Full Name: Richard Rheume

Mailing Address: 215 Munson Rd Middlebury VT 05753

Phone Number: (Home) 802-388-0730 (Work/Cell) 802-316-1806

Landowner: Richard Rheume

Parcel ID#: 110150 Deed Reference: Book 83 Page 181

Location of Property: 5777 Route 30

Proposed Use: Mobile home use

**Dimensions:**

- a. Area of Lot: .50  
mobile home double wide
- b. Building Dimensions: Length 48' Width 24' Height 18'
- c. Setback from Street: 61'-3" feet
- d. Frontage on Street: 110' feet
- e. Setback from Nearest Property Line: 6'-9" feet
- f. Total Lot Coverage: .03856749 % (Formula to obtain total % coverage:  
Total square footage of all structures  
Divided by the # of acres divided by  
43,560.)  
?

**APPLICATION FOR ZONING PERMIT**  
(Including Building and Land Sales)

**On Site Sewage Conservation Program**

- |   |     |                                     |
|---|-----|-------------------------------------|
| a. Is a permit required from the State? | Yes | <input checked="" type="radio"/> No |
| b. Date permit applied for _____.       |     |                                     |
| c. Was permit granted?                  | Yes | No                                  |
| d. Is permit attached to application?   | Yes | No                                  |

Existing  
talked to Rich  
overkirch

circle appropriate answer

**Road Access Permit**

- |                                       |     |                                     |
|---------------------------------------|-----|-------------------------------------|
| a. Is a permit required?              | Yes | <input checked="" type="radio"/> No |
| b. Date permit applied for _____.     |     |                                     |
| c. Was permit granted?                | Yes | No                                  |
| d. Is permit attached to application? | Yes | No                                  |

circle appropriate answer

**WARNING:** State permits may be required for this project. Call **802-885-8850** to speak to the State Permit Specialist **BEFORE** beginning construction.

**Signature:**

**Applicant**

*Richard P. [Signature]*

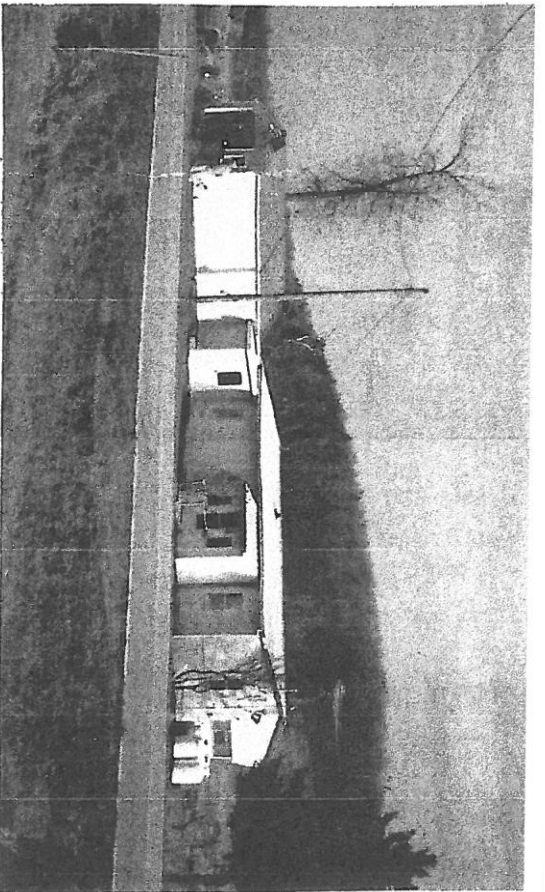
**Witness:**

\_\_\_\_\_

**TOWN OF CORNWALL, VERMONT  
APPLICATION FOR ZONING PERMIT  
PLOT PLAN**

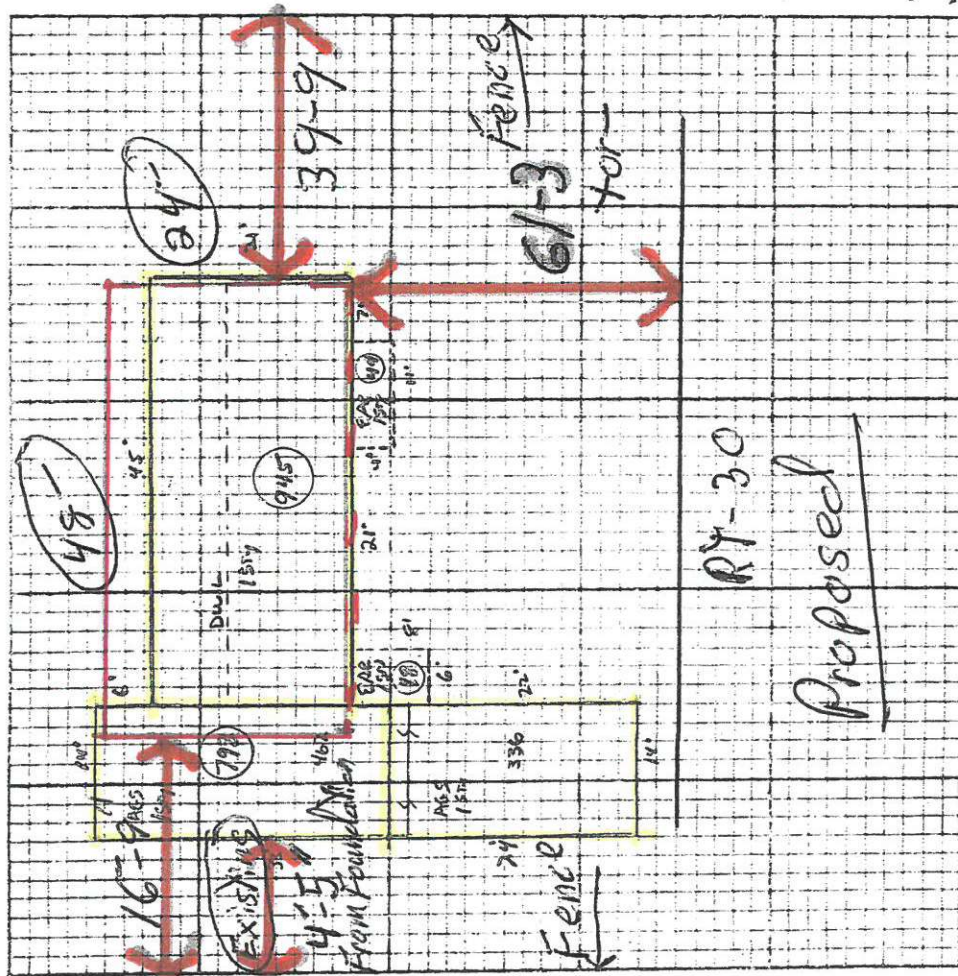
The application shall also include a drawing identifying the location of the parcel and accurately depicting the improvement proposed in relationship to the lot lines and other structures on the parcel. Any sheet of the drawing shall be not more than 24" wide x 36" long drawn to scale, with the scale clearly identified and large enough to depict the details clearly. An arrow should depict north. The drawing shall depict the shape, design, size and height of the proposed structure, plus the location of all infrastructures proposed to serve the structure, including driveways, parking areas, utilities, drainage and other proposed improvements.



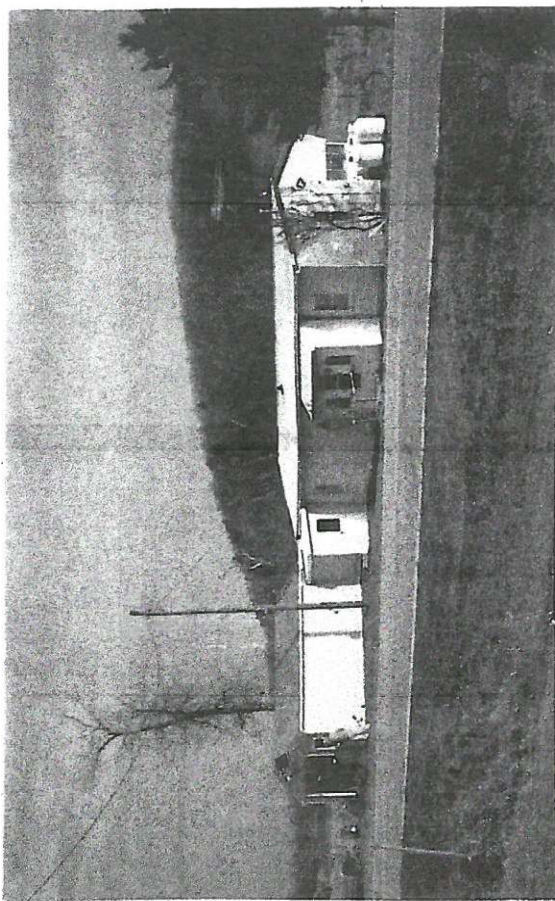





5277	P00703D	(mm)	1.8. 110150
			NV 2000m
			Land 0.5
Ticks	Mussta	REMARKS	
Dur 155y 94s"			
Answer-T (OT)Causale	PC Pense-152m		
S <sub>Pa2</sub> 1571 48°	S <sub>in2</sub> 1571 511°		
A <sub>G2</sub> 1371 336° + 465 1571 462° = 798°			





## TRANSFER RECORD

[illegible]

Doublewide size is 24'x48' -  
 Distance from Boundaries  
 Existing building Foot print  
 Approximate location of 24'x48' - Doublewide

5277	Panic 30	(mm)	1.5, 110150
			10 110200
			LAND 0.5

## REMARKS

Date Recd 9/4/5  
 Answer to (or) calculation PC  

$$\Sigma P.C. 157, 48^a \quad \Sigma P.C. 157, 48^a =$$

$$A.G.S. 157, 336^a + A.G.S. 157, 482^a = 798^a$$

James Duclos  
961 Ridge Road  
Cornwall, VT 05753

T802 462 3888

jduclos@shoreham.net

May 5, 2020  
Richard Rheaume  
215 Munson Rd.  
Middlebury, VT 05753

Dear Mr. Rheaume

I have fully reviewed your application for a Zoning Permit, for the proposed replacement of a mobile home at 5777 Route 30. I regret to inform you that I must deny the issuance of a permit at this time due to the fact that this project does not meet the setback requirements that are in effect at this time. The existing non-conforming mobile home is not in conformance with the front yard setback, the two side yard setbacks as well as the area of lot coverage. ( see Section 410: NON-CONFORMITIES)

It will be necessary for you to seek a waiver of dimensional requirements from the Cornwall Development Review Board. The process for this waiver is explained in Section 380-385 on pages 27 through 28 of the Cornwall Zoning Bylaws. A copy of these regulations is available at the Town Clerk's Office, or they may be viewed or downloaded online at <http://www.cornwall.govoffice2.com/>.

Sincerely yours,

James Duclos, Zoning Administrator

Official Use Only:

Date Application Filed: 4/28/2020

Fee Paid: \$ 100.00 J# 3227

Collected by: S. J. [Signature]

Application No. \_\_\_\_\_

**TOWN OF CORNWALL, ADDISON COUNTY, VERMONT**

**APPLICATION FOR ZONING PERMIT**

(Including Building and Land Sales)

Applicant's Full Name: Richard Rheams

Mailing Address: 215 Munson Rd Middlebury VT

Phone Number: (Home) 802-388-0730 (Work/Cell) 802-316-1806

Landowner: Richard Rheams

Parcel ID#: 110130 Deed Reference: Book 83 Page 181

Location of Property: 5000 Route 30

Proposed Use: Mobil home - Doublewide

**Dimensions:**

- a. Area of Lot: .50
- b. Building Dimensions: Length 48' Width 24' Height 12' + or -
- c. Setback from Street: 61' - 3" feet
- d. Frontage on Street: 110' feet
- e. Setback from Nearest Property Line: 10' feet
- f. Total Lot Coverage: .03856749% (Formula to obtain total % coverage:

Total square footage of all structures and impervious surfaces (such as driveways and parking areas) divided by the square footage of the lot then multiply by 100. (One acre = 43,560 square feet).



**APPLICATION FOR ZONING PERMIT**  
(Including Building and Land Sales)

**On Site Sewage Conservation Program**

- |   |     |                                     |
|---|-----|-------------------------------------|
| a. Is a permit required from the State? | Yes | <input checked="" type="radio"/> No |
| b. Date permit applied for _____.       |     |                                     |
| c. Was permit granted?                  | Yes | No                                  |
| d. Is permit attached to application?   | Yes | No                                  |

circle appropriate answer

**Road Access Permit**

- |                                       |     |                                     |
|---------------------------------------|-----|-------------------------------------|
| a. Is a permit required?              | Yes | <input checked="" type="radio"/> No |
| b. Date permit applied for _____.     |     |                                     |
| c. Was permit granted?                | Yes | No                                  |
| d. Is permit attached to application? | Yes | No                                  |

circle appropriate answer

**WARNING: State permits may be required for this project. Call 802-885-8850 to speak to the State Permit Specialist BEFORE beginning construction.**

**Signature:**

**Applicant**

Richard M. Blaine

**Witness:**

[Signature]

RICHARD M RHEAUME  
SHERRY A RHEAUME  
PH. (802)388-0730  
215 MUNSON RD.  
MIDDLEBURY, VT 05753-9042

29-1310/213

3227

DATE

4-28-20

PAY TO THE  
ORDER OF

Town of Cornwall  
One hundred dollar  $\frac{00}{100}$  \$100.00

DOLLARS



Security Features  
Included  
Details on Back

**Citizens Bank®**

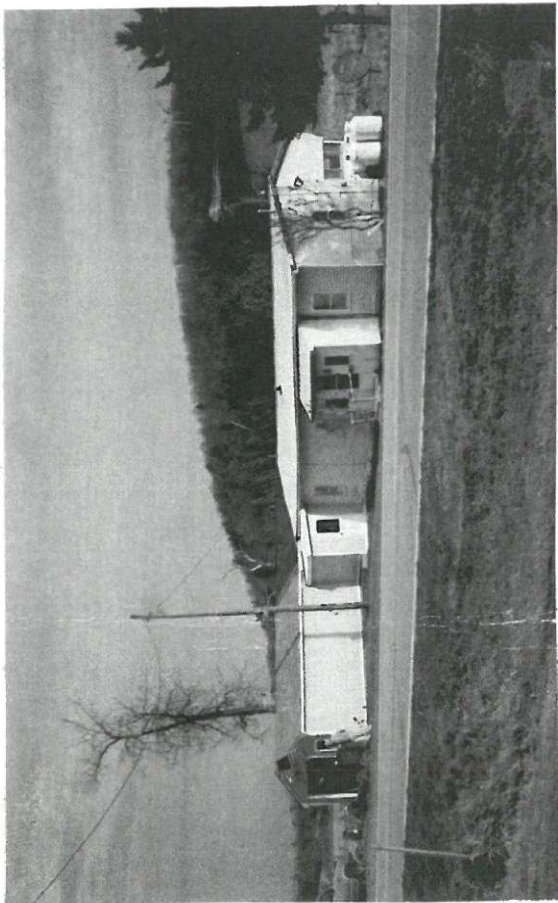
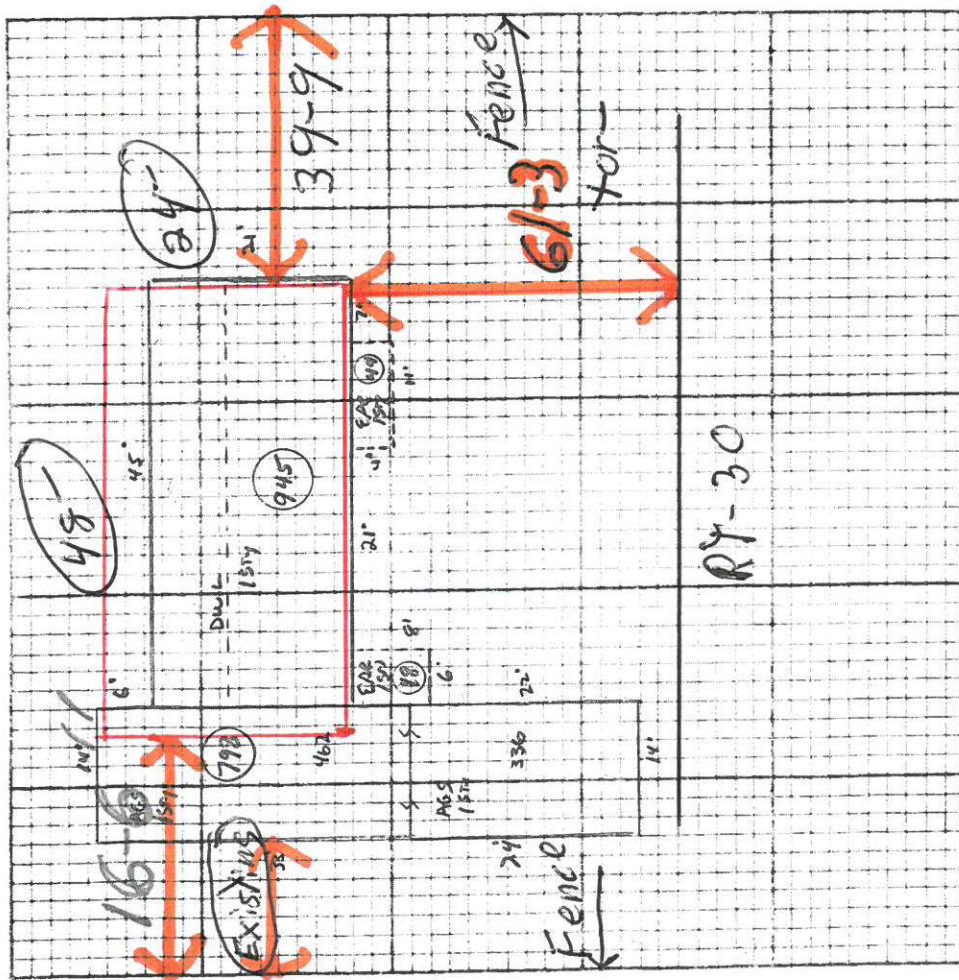
MEMO

5777- Permit change

Richard Rheaume

⑆021313103⑆ 4010556829⑈

3227



Doublewide size is 24'X48'-  
Red Show's Building location

5777 Route 30 (MNL)  
LA. 110150  
LV 2200  
LAND 0.5

REMARKS

Town  
Hills

Del 18.8.945

Answer: (or) calculate the percentage

Spa 1st 48, 2nd 1st 1st

$$A_{GS} \text{ 1st } 336'' + 465 \text{ 1st } 462'' = 798''$$

## TRANSFER RECORD

[illegible]

**TOWN OF CORNWALL  
DEVELOPMENT REVIEW BOARD**

**Application to the DRB**

Name of Landowner Richard Rheault Date 10-18-18  
Address 215 Munson Rd Middlebury VT 05753 Phone 802-388-0730-11  
Name of Appellant Richard Rheault Phone 802-388-0730  
Location of Property 5777 Route 30  
Tax Map Description : Map # 11 Block # 1 Lot # 50

Type of Application (please check one):

       Appeal from decision of the administrative officer. (A copy of this appeal must be filed with the administrative officer).

✓ Application for a conditional use permit.

✗ Application for a variance.

       Other: Please describe: \_\_\_\_\_

Provision of the zoning ordinance that is in question: ~~373~~ 410

Please describe the reason and basis for your application or for your appeal (you may attach additional pages here if needed):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The property is located in the following zoning district: LBR

The size of the lot is approximately: .50

The property is subject to the following rights-of-way and/or easements (please provide Book and Page Numbers where said easements may be located):

N/A

The property has the following road frontage: 110'

The deed into the current landowner(s) is recorded at Book 83, Page 181, and must be attached hereto.

The property is subject to the following easements and rights-of-way:

N/A

A copy of any survey of the property must be attached hereto.

A copy of the Tax Map indicating the subject parcel must be attached hereto.

The following is a complete list of the adjacent landowners (Please provide names and addresses, and addressed, stamped envelopes to each such landowner):



---

FOR ADMINISTRATIVE USE ONLY

Filed On: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Permit Application Number: \_\_\_\_\_

Notice of Hearing Dated: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_

Notices Mailed to the adjacent landowners on: \_\_\_\_\_

DRB Decision: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Findings of Fact and Decision dated \_\_\_\_\_ attached hereto.

Secretary, DRB: \_\_\_\_\_

## Itemized Property Costs - Town of Cornwall

om Table: MAIN Section 1

Record # 460

Property ID: 110150

Location: 0

ROUTE 30 NORTH

Tax Map #:

Owner(s): LAFONTAINE JOHN

Description: DWL &amp; LAND

Last Inspected: 11/23/1998

Sale Price: 0

Sale Date: / /

Book:

Page:

Validity: No Data

Bldg Type: Mobile

Quality: 1.00 LOW

Style: 1 Story

Frame: Studded

Yr Built: 1960

Eff Age: 46

Area: 945

# Rms: 5

Bedrms: 2

# Baths: 1

# 1/2 Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
MH 21 X 45	MH RibAl			29.51	
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00		1.21	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		1.39	
Heat/cooling #1:	Air-Oil	100.00		0.49	
Energy Adjustment	Average				
<b>ADJUSTED BASE COST</b>			945.00	32.60	30,807

**ADDITIONAL FEATURES**

Fixtures (beyond allowance of 5)

385.00

Roughins (beyond allowance of 1)

155.00

Porch #1: WoodDck/Solid/Roof/No

92.00

17.96

1,652

Foundation

MH C Peri

132.00

7.87

1,039

Skirting

Low cost

132.00

4.85

640

Garage/Shed #1:

A/1S/Plywood/No

798.00

11.50

9,177

Subtotal

43,315

Local multiplier

1.00

Current multiplier

1.00

**REPLACEMENT COST NEW**

43,315

Condition Fair Percent

Physical depreciation 65.00

-28,155

Functional depreciation 15.00

-6,497

Economic depreciation

**REPLACEMENT COST NEW LESS DEPRECIATION**

8,700

LAND PRICES Size Nbhd Mult Grade Depth/Rate

SI Bldg Lot

0.50

1.00

0.80

28,800

SITE IMPROVEMENTS Hsite/Hstd Quantity Quality

Landscape

y / y

Minimal

Below Avg

900

Water

y / y

Typical

Average

6,000

Sewer

y / y

Typical

Good

6,000

**TOTAL PROPERTY VALUE**

50,400

**NOTES**

HOUSESITE VALUE : 50,400

HOMESTEAD VALUE : 50,400

DWL &amp; LAND:

over 11 (1)        (2)  
ent 5 Terrazo 9 Vinyl Sheet  
et 6 Hardwood 10 Light Conc  
wood 7 Parquet 11 Std Allow.  
ramic Tile 8 Linoleum  
oor % 100 (1)        (2)

Floor Insul         
1 Mild 2 Moderate 3 Extreme  
Floor Insul SF       

Plaster Int %       

Heat/Cool 2 (1)        (2)  
1 Forced Air 6 Hw Baseboard 11 Gravity Furnace  
2 Air-Oil 7 Warm Cool 12 Ind Unit  
3 Space Htr 8 Heat Pump 13 HW Radiant  
4 Elec Radiant 9 Evp Cool  
5 Elec Baseboard 10 Air Exchange  
Heat/Cool % 100 (1)        (2)

Energy Adj 2  
1 Bel Avg 2 Average 3 Good 4 Excellent

Fndn-Crawl 6  
1 Post 4 Pier 7 Concrete Block { *SPC*  
2 Flt. Slab 5 Wood 8 Moderate Hill *Permit*  
3 Crawl Slab 6 Concrete 9 Steep Hill

Fireplaces       

Extra Features (See pages 31 & 34)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Basement Sq., Ft.         
Basement Wall         
1 Concrete 6" 4 Block 8"  
2 Concrete 8" 5 Stone  
3 Block 6" 6 Wood Frame  
Basement Finish         
1 Unfinished 4 Partitioned  
2 Minimal 5 Finish  
3 Recreation Room 6 Dirt Floor  
Basement Fin SF         
Basement Garage         
1 None 2 Single 3 Double 4 Triple

Outside Entrance         
1 None 2 Yes

Porch Sq. Ft. 92  
Porch Floor 3  
1 Open Slab 4 Cmmt Cmp  
2 Open Step 5 Steel  
3 Wood Deck  
Porch Wall 4  
1 None 4 Solid  
2 Screen 5 Iron Rail  
3 Knee 6 Wood Rail  
Porch Roof 3  
1 None 2 Metal 3 Wood 4 Concrete  
Porch Ceiling 1  
1 None 2 Yes

Deck Sq. Ft.         
Deck Floor         
1 Open Slab 3 Wood Deck  
2 Open Step 4 Cmmt Cmp

Garage Type 2 (1)        (2)  
1 None 4 Att 2S 7 Det 2S  
2 Att 1S 5 Det 1S 8 Built-In  
3 Att 1.5S 6 Det 1.5S 9 Carport

Garage Sq. Ft. 798 (1)        (2)  
Garage Siding 1 (1)        (2)

1 Plywood 8 Splastr 14 Com Brick  
2 Hardboard 9 Log 15 Face Brick  
3 Mtl Siding 10 Brick Ven 16 Adobe  
4 Vinyl Siding 11 Stone Ven 17 Stone  
5 Stucco 12 Conc Block 18 Concrete  
6 Wood Siding 13 Stucco Block 19 Aluminum  
7 Shingle

Garage Floor 1 (1)        (2)  
1 Concrete 2 Asphalt 3 Dirt 4 Wood

Garage Finish        (1)        (2)  
1 No Finish 4 Full+Min 7 Gable+Rec  
2 Full Wall 5 Gable+Min 8 Full+Apt  
3 Gable Wall 6 Full+Rec 9 Gable+Apt  
Garage Fin. SF        (1)        (2)

Carport Roof        (1)        (2)  
1 Shed 4 Fiberglas 7 Wood Cmp  
2 Flat 5 Aluminum 8 Concrete  
3 Gable 6 Steel

Ex Stairs         
1 Unfinished 2 Plaster  
Ex Stairs Type         
1 None 2 Wood 3 Metal 4 Cement  
Ex Stair Flts         
Landings Sq. Ft.       

Year Built 1960 Effective Age         
% Complete 100  
Physical Deprec. 50  
Economic Deprec.         
Functional Deprec 10

Misc. Adjustment       

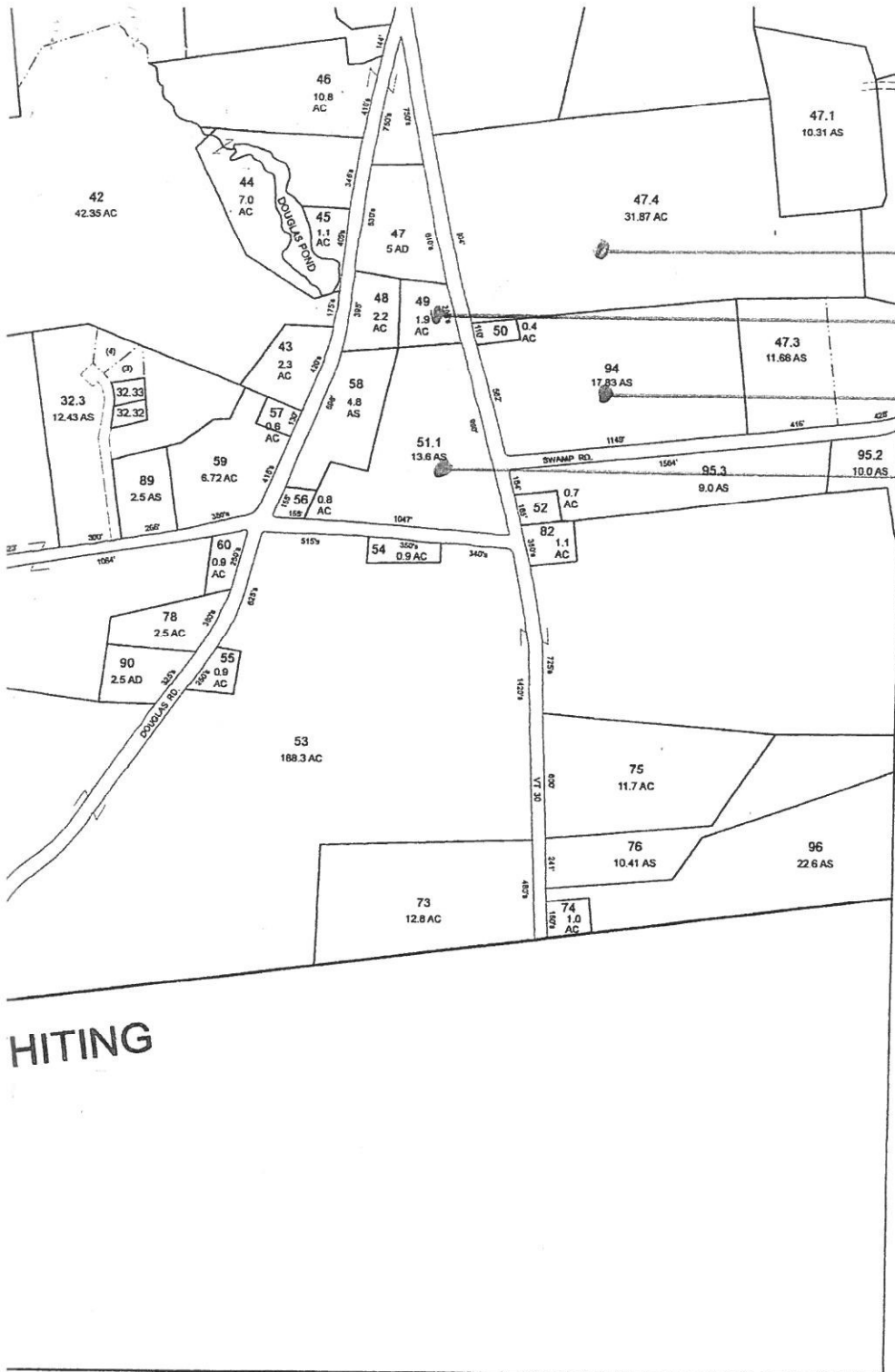
Mobile Home         
Manuf. Length 45  
Manuf. Width 21  
Skirting 1  
1 Low Cost 4 Excellent  
2 Average 5 C/CB Per  
3 Good  
Skirting LF 132  
Tipouts SF       

Outbuildings (See Pages 45-47)  
Code Class Qual. %Good Extras Measure.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Code: 1-34 (see Page 45) Class: 1-6 (See Page 45)  
Qual: 1 Low 2 Fair 3 Avg 4 Good 5 V Good 6 Excellent  
% Good: Example: 100. 80. 75. Etc.

## Adjoining neighbors

1. Bradly Jennie  
5840 RT-30
2. David Anderson  
RT-30
3. Peter Oxford  
445 Swamp Rd
4. Kevin Williams  
35 Swamp Rd



Peter Oxford  
445 Swamp Rd

David Anderson  
RT-30

Kevin Williams  
35 Swamp Rd

Bradly Jenné  
5840 RT-30

Lot Number Partial Acreage Block Number	TOWN OF <b>CORNWALL</b> VERMONT	MAP INDEX <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td></tr><tr><td>10</td><td>11</td><td>12</td></tr></table>	1	2	3	4	5	6	7	8	9	10	11	12	LOCAL MAP NO.  <b>11</b> STATE MAP NO. 092156
1	2	3													
4	5	6													
7	8	9													
10	11	12													



## WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that **JANET L. WELCH**, of the City of Vergennes, in the County of Addison and State of Vermont, and **JOHN E. LAFOUNTAIN**, of the Town of Moriah, in the County of Essex and State of New York, Grantors, in the consideration of ONE AND MORE DOLLARS paid to Grantors' full satisfaction by **RICHARD M. RHEAUME and SHERRY A. RHEAUME**, of the Town of Middlebury, in the County of Addison and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **RICHARD M. RHEAUME and SHERRY A. RHEAUME**, husband and wife, as tenants by the entirety, and their successors and assigns forever, all of their land and premises in Town of Cornwall, in the County of Addison and State of Vermont, including the following described real estate as follows, viz:

Being all and the same land and premises described in a Quit Claim Deed with Reservation of Life Estate and the Power of Sale from John Elmer LaFontaine, a/k/a John E. LaFontaine (Deceased), of Cornwall, Vermont, to John E. LaFontaine and Janet L. Welch, and their heirs and assigns forever, dated February 24, 2015, and of record in the Town of Cornwall Land Records in Book 78 at Pages 350-351

Reference is also made to a Quit Claim Deed / Reserved Life Tenancy from Janet L. Welch and John E. LaFontaine, as Joint Tenants with the Right of Survivorship, to John E. LaFontaine, and his heirs and assigns forever, dated November 11, 1996 and of record in the Town of Cornwall Land Records in Book 44, Page 114. Said deed reserving a life estate to Janet Welch.

Reference is also made to a Quit Claim Deed of Rene E. Gaboriault, now deceased, and Lillian Welch (Gaboriault), now deceased to Rene E. Gaboriault, now deceased, Lillian Welch, now deceased, and Janet L. Welch, as joint tenants with the right of survivorship, dated October 14, 1980 and recorded October 17, 1980 in Book 28, Pages 219-221 of the Cornwall Land Records and is more particularly described therein as follows:

"Being all and the same lands and premises described in a Warranty Deed of Harold J. McIntyre and Yvette B. McIntyre to Rene Gaboriault and Lillian Gaboriault, dated 12 September 1973 and recorded in Book 24, Page 51 of the Cornwall Land Records and being therein more particularly described as follows:

'Being a portion of the same lands and premises excepted and reserved to D. Henry Bertrand, his heirs, legal representation and assigns, in the deed of D. Henry Bertrand to Clement H. and Joyce O. Gaboriault, dated 11 June 1964 and recorded in Book 21 at Page 97 of the Cornwall Land Records.'

There is also conveyed the water right described in the said deed from D. Henry Bertrand to Harold J. and Yvette B. McIntyre dated October 1, 1964 and recorded in Cornwall Land Records at Volume 21, Page 134."

State of Vermont  
Agency of Natural Resources  
Department of Environmental Conservation

Wastewater Management Division  
The Sewing Building  
103 South Main Street  
Waterbury, Vermont 05671-0405

(802) 241-3822

Environmental Protection Rules

Chapter 1

Wastewater System and Potable Water Supply Rules

Effective September 29, 2007



*Agency of  
Natural Resources*

**Rick Oberkirch**  
**Permit Assistance Specialist**

[phone] 802-282-6488

[fax] 802-786-5915

[email] [Rick.Oberkirch@vermont.gov](mailto:Rick.Oberkirch@vermont.gov)

**Department of Environmental Conservation**  
**Environmental Assistance Office**

450 Asa Bloomer State Office Building.  
Rutland, Vermont 05701-5903

[dec.vermont.gov/environmental-assistance](http://dec.vermont.gov/environmental-assistance)

§1-304(a)(17)

Exemptions

- (17) land application of process wastewater generated by farming activities, provided that the land application is conducted in accordance with the Accepted Agricultural Practices adopted by the Vermont Agency of Agriculture, Food and Markets and, if applicable, the Guidelines for Land Application of Dairy Processing Wastes adopted by the Agency. Note: This type of land application may require an indirect discharge permit from the Secretary.
- (18) bonafide primitive or wilderness campgrounds, unless the Secretary determines, on a case-by-case basis, that a particular campground is likely to create a health hazard or threat to the environment.
- (19) the elimination of a campsite in a campground, provided that a permit is obtained before the campsite is reopened or relocated.
- (20) premises used solely for the storage or display of unoccupied or uninhabited mobile homes.
- (21) a building or structure that is exempt or has a permit under these Rules that has been destroyed by fire, flooding, or other act of God or voluntarily removed, may be reconstructed without obtaining a permit or permit amendment provided that:
  - (A) if permitted on or after January 1, 2007, the reconstructed building or structure is in compliance with all permit conditions;
  - (B) the building or structure is reconstructed in approximately the same location; *see Guidance 2007-03*
  - (C) there is no increase in design flow; *no additional bedrooms*
  - (D) there is no change in the operational requirements of the potable water supply or the wastewater disposal system;
  - (E) if the building or structure is exempt it must be reconstructed within two years of its destruction or voluntary removal unless, on a case by case basis, the Secretary extends the time period based on a determination that there are unavoidable delays in reconstruction. If the building or structure is permitted, there is no time limit for the reconstruction; and
  - (F) there has been no other change to the building or structure, lot, potable water supply, or wastewater system that would require a permit under these Rules.

Guidance Related to the Wastewater System and Potable Water Supply Rules  
Effective September 29, 2007

Guidance Document  
2007-03

Issued: Christine Thompson Date: Nov. 14, 2007

**This guidance is related to section 1-304(a)(21) – Reconstruction of building or structure with no increase in design flow or change in use that affects any operational characteristics of the water or wastewater systems.**

Section 1-304(a)(21)(B) states that a condition of this exemption is that the building or structure be replaced in approximately the same location as the building or structure that is being replaced.

Presumptive Approach

The Agency will consider a building or structure to be in approximately the same area when all portions of the replacement building or structure are located within 50' of the footprint of the building or structure being replaced.

