

**TOWN OF CORNWALL
DEVELOPMENT REVIEW BOARD
APPLICATION FOR SUBDIVISION OF LAND
(Please type or print legibly)**

1. Applicant Foote Farm Vermont, LLC
Address PO Box 476, Middlebury Vt 05753 380 Foote Farm Rd, Cornwall, VT 05753
Phone No. 802-462-3645 Email Address peter.turfnet@gmail.com
If Corporation, name of Representative Peter L McCormick
Is this a Corporation registered in Vermont? Yes

2. Name of Record Owner Same
Address _____
Phone No _____ Email Address _____
If Corporation, name of Representative _____
Is this Corporation registered in Vermont? _____

3. Names of Advisors and their professional area:
 Anthony Stout, Lakeside Environmental Group, planner

4. Name of Subdivision Foote Farm Lots 14 and 15

5. Location of Subdivision Burr Oak Lane, Cornwall VT

6. Acreage of Subdivision Lot 14 is 2.6 acres, Lot 15 is 1.83
Acreage of Owner's adjoining property n/a
Acreage of Owner's Cornwall property not adjoining n/a
Acreage of property under option n/a

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7. Property deeds recorded in Town of Cornwall records. (May be found at Town Clerk's office. Contact Clerk for assistance.)

Date 12/10/2008 Book 67 Page 523

Date _____ Book _____ Page _____

Date _____ Book _____ Page _____

8. Brief description of size and type of Subdivision:

We want to "retire" current Lot 14 (2.6 a, heavily wooded and unsuitable for development) and deed it to the Foote Farm HOA as permanent open space/common land. We also want to subdivide the adjoining Lot 15 (open meadow) into two approximately 0.9 acre lots (15a and 15b). We have a purchase and sale agreement on those lots contingent upon subdivision approval.

9. What other local, state, or regional approvals are being applied for?

one

10. Signature of Applicant



Date 9/30/2020

Please attach additional materials required by applicable regulations.

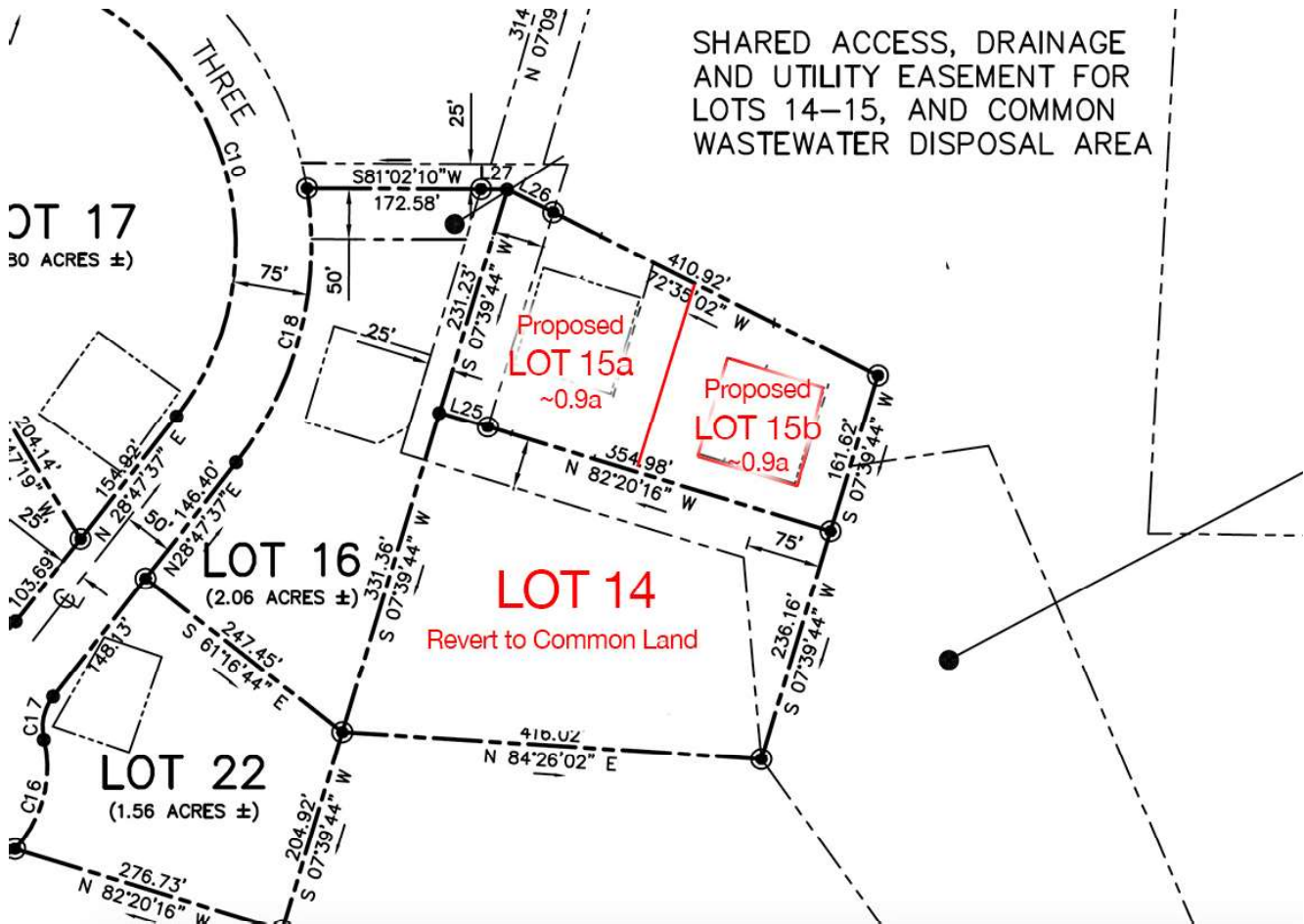
Proposed subdivision:

The current Lot 14 (2.6 acres) at Foote Farm is heavily wooded, primarily with old growth hemlock trees. As it is very dark and would require removing countless large trees, it is not very suitable for a home site. We would like to "retire" that as one of the 22 building lots here and append the 2.6 acres to the 112 acres of common land/green space of the Foote Farm Homeowners' Association (FFHOA), so everyone could enjoy that forested area for what it is, as is.

The current Lot 15 (1.83 acres) is adjacent to Lot 14 but in open meadow and shares an east-west boundary with Lot 14, separated by an easement for the gravel access road to the pump house for the community septic system. We would like to split Lot 15 into two approximately 0.9 acre lots to allow two homes to be built in the sunny, open meadow. See attached mock-up drawing.

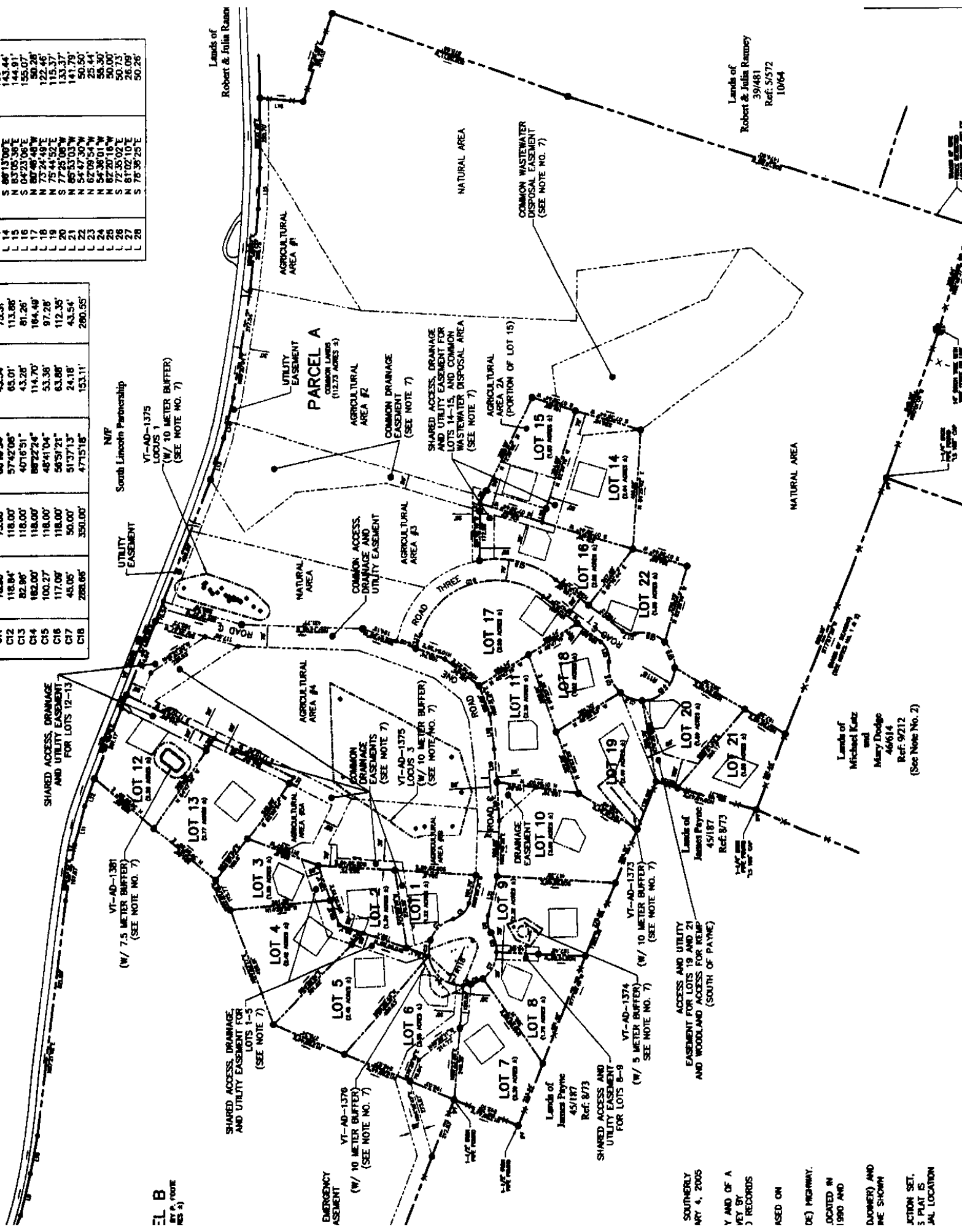
There would be no net increase in the number of lots and a 2.6 acre net decrease in developable area with a corresponding 2.6 acre increase in green space/common land.

The access road would be to the south of both lots, with the new forested open space to the south of that. One concern would be having to move the well location from the old Lot 14 to the new Lot 15b.



L 12	S 80°20'45"E	99.04'
L 13	S 81°45'42"E	150.87'
L 14	S 88°13'00"E	143.44'
L 15	N 83°05'36"E	144.91'
L 16	S 04°23'06"E	155.07'
L 17	N 80°46'48"W	50.28'
L 18	N 75°24'49"E	122.46'
L 19	N 75°44'52"E	115.37'
L 20	S 77°25'08"W	133.37'
L 21	N 85°33'03"W	141.79'
L 22	N 54°47'30"W	50.50'
L 23	N 62°09'54"W	25.44'
L 24	N 82°36'01"W	58.30'
L 25	N 82°20'18"W	50.00'
L 26	N 72°02'02"E	50.73'
L 27	N 72°02'10"E	28.94'
L 28	S 78°39'23"E	50.26'

C10	526.08'	109°38'26"	389.89'	449.45'
C11	75.00'	60°16'34"	63.54'	75.31'
C12	118.00'	57°42'06"	65.01'	113.86'
C13	82.96'	40°16'51"	43.28'	81.26'
C14	182.00'	89°22'24"	114.70'	164.49'
C15	100.27'	48°41'04"	53.38'	97.28'
C16	117.09'	58°51'21"	63.88'	112.35'
C17	45.05'	51°37'13"	24.18'	43.54'
C18	286.66'	47°15'18"	153.11'	280.55'



EL B
BY A, NOTE
REF. 5)

EMERGENCY
ASEMENT
(W/ 10 METER BUFFER)
(SEE NOTE NO. 7)

SOUTHERLY
BY A, 2005

Y AND OF A
BY B,
RECORDS

ASED ON

DE) HIGHWAY,
LOCATED IN
1980 AND

DAWNER) AND
PHE SHOWN

ACTION SET,
S PLAT IS,
JAL LOCATION

Lands of
Michael Katz
and
Mary Dodge
46/614
Ref: 9212
(See Note No. 2)

Lands of
Robert & Julia Raman
39/481
Ref: S/572
10/64

Adjoining property owners:

- Lot 16 is under contract to Gregory Dennis, owner of Lot 17, who intends to keep it as open space.
- Lot 22 is owned by Ed and Anna Burns, who live on Lot 18 but also own Lots 19, 20, 21 and 22.
- Other surrounding land is common land/open green space of the Foote Farm Homeowners' Association (FFHOA) under the auspices of the Middlebury Area Land Trust (MALT).