

Received 2/5/2021
Town of Cornwall
Copy

**TOWN OF CORNWALL
DEVELOPMENT REVIEW BOARD
APPLICATION FOR VARIANCE, CONDITIONAL USE APPROVAL, WAIVER,
NON-CONFORMING STRUCTURES AND USES, ACTIVITIES IN FLOODPLAIN,
APPEALS, AND SITE PLAN REVIEW**

(Please type or print legibly)

1. Applicant Barn on the Flats LLC
Address 1683 West Street Mail: 1776 West Street
Phone No. 802-989-2249 Email Address barnontheblats@gmail.com
If Corporation, name of Representative Kayla Schaefer
Is this a Corporation registered in Vermont? yes
2. Name of Record Owner Kayla + Cam Schaefer
Address 1776 West St Cornwall VT 05753
Phone No. 802-989-2249 Email Address kwhitemore25@gmail.com
If Corporation, name of Representative _____
Is this Corporation registered in Vermont? _____
3. Location of Property 1683 West St
4. Tax Map Description: Map # 08 Block # 01 Lot # 09.6
5. Type of Application (please check applicable application(s)):
☐ Application for a variance.
☒ Application for conditional use approval.
☐ Application for a waiver.
☐ Application involving non-conforming structure or use.
☐ Application involving activities in floodplain.
☐ Appeal from decision of the Zoning Administrator. (A copy of this appeal must be filed with the Z.A.)
☐ Application for site plan review.
☐ Other. Please describe: _____
6. Provisions of the Zoning Regulations that are in question:
Section 350

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

Rent venue for use as event venue for
private functions

8. The property is located in the following zoning district: LDR
9. The size of the lot is approximately: 7.38 acres
10. 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):
well/spring Book 78 Page 479, Farm Road Book 78 Page 611,
Covenant Book 78 Page 473
11. The property has the following road frontage: 648
12. The deed into the current landowner(s) is recorded at Book 87, Page 291, and must be attached hereto.

Signature of Applicant

Kayla Schaefer

Date

2/4/2021

Please attach:

- Deed.
- A copy of any survey of the property.
- A copy of the Tax Map marking the subject parcel and the parcels of adjacent owners.
- A complete list of the names and addresses of adjacent landowners.
- All additional materials and information required by the applicable regulations.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That, WEST STREET PROPERTIES, LLC, a Vermont limited liability company with a place of business in Cornwall in the County of Addison and State of Vermont, Grantor, in the consideration of TEN (\$10.00) OR MORE DOLLARS paid to its full satisfaction by CAMERON R. SCHAEFER and KAYLA E. SCHAEFER, husband and wife, of Rockford, Michigan, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, CAMERON R. SCHAEFER and KAYLA E. SCHAEFER, husband and wife as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Cornwall in the County of Addison and State of Vermont, described as follows, viz:

Being a PORTION ONLY of the same lands and premises conveyed to West Street Properties, LLC by Warranty Deed of SD Ventures, LLC, dated April 4, 2014 and recorded in Book 77 at Page 25 of the Cornwall Land Records, said portion being more particularly described as follows:

A parcel of land shown as Lot 2 consisting of 7.38 acres \pm all as shown on a survey map entitled "plat showing a subdivision of lands of West Street Properties, LLC Westerly Side of West Street, Cornwall & Bridport, Addison County, Vermont," dated February 23, 2015, drawn by Kevin R. LaRose and recorded in Map Slide 267 of the Cornwall Land Records, and being more particularly described as follows:

Beginning at a point marked by an iron pipe set in the westerly sideline of the presumed right of way of West Street, so-called, which point also marks the southeasterly corner of lands now or formerly of Quesnel and the northeast corner of the lot herein conveyed; thence,

Commencing along the curve of the presumed right of way of West Street, so-called, a distance of 648', more or less, to a calculated point and said point being the southeast corner of the herein conveyed lot; thence,

N 77° 29' 28" W, 3.00 feet, more or less, to a point marked by an iron pin set 8" above ground; thence,

N 77° 29' 28" W, 529.99 feet, more or less, to a point marked by a 1/2" iron rebar set flush in west wheel track of farm road; thence,

N 46° 12' 22" W, 244.25 feet, more or less, to a point marked by an iron pipe set; thence,

N 14° 56' 35" E, 138.31 feet, more or less, crossing an existing farm road to a point marked by a 3/4" iron pipe set 6" above ground; thence,

S 76° 23' 38" E, 291.22 feet, more or less, to a point marked by a 3/4" iron pipe set 8" above ground; thence,

N 58° 53' 21" E, 533.80 feet to a point marked by a ¾" iron pip set 8" above ground to a point marked by an iron pipe set which point marks the northwesterly corner of the lot herein conveyed; thence,

S 78° 34' 54" E, 195.18 feet, more or less, along the northerly boundary line of the lot herein conveyed and the southerly boundary line of land now or formerly of Quesnel to the point and place of beginning.

In the event of any discrepancy between the description herein and Survey, the Survey shall control.

Also conveyed herein is all right, title and interest in and to a reserved easement and right of way to utilize the existing well/spring located on the easterly side of West Street as set forth in the Warranty Deed of West Street Properties, LLC to Holmes M. Jacobs and Megan E. Brady, dated April 28, 2015 and recorded in Book 78 at Page 479 of the Cornwall Land Records, and being further described therein as follows:

"GRANTOR HEREBY RESERVES an easement and right of way to utilize the existing well/spring located on the lands and premises conveyed hereby and more particularly identified in paragraph 2.4 of the Wastewater System and Potable Water Supply Permit No. WW-9-2094 further identified above. Grantor's rights shall be for purposes consistent with any amendment to Permit No. WW-9-2094 authorizing said well/spring to be utilized. Grantor shall not use the well/spring until such time as said permit is amended to allow such use, except for uses reasonably necessary to apply for and obtain an amendment to said permit. If Grantor does not obtain an amendment, Grantor shall "abandon" the well as required by Paragraph 2.4 of the aforesaid permit. In the event said permit is amended, and Grantor does utilize said well, Grantor shall be solely responsible for any and all expenses incurred in connection with inspecting, maintaining, repairing, replacing and/or utilizing said well, including power, and related expenses reasonably necessary to accomplish same. Grantor shall also have an access right of way over portions of Lot #2 for the purposes of inspecting, maintaining, repairing and/or replacing said water supply all as reasonably necessary. The easement for access and utilizing said well shall be the minimum width required to reasonably achieve the objectives of inspecting, maintaining, repairing, and/or replacing said water supply. Grantor shall return any disturbed earth to its prior condition, including but not limited to re-seeding as necessary, and leave the lands and premises in a neat and orderly manner upon completion of any work performed on said Lot #2 relative to the water supply easement and right of way referenced herein. This easement and right of way is for the benefit of Grantor's retained lands, and its successors and assigns."

Subject to an access right of way over and upon the existing farm road and parking area conveyed to the State of Vermont, Agency of Natural Resources, Fish & Wildlife Department by Warranty Deed of West Street Properties, LLC, dated June 23, 2015, and recorded in Book 78, Page 611 of the Cornwall Land Records, and in Book ____, Page ____ of the Bridport Land Records.

The lot herein conveyed is SUBJECT TO, and benefited by, the terms, conditions, rules and regulations set forth in the Declaration and Establishment of Covenants Regarding Barn declared by West Street Properties, LLC, dated April 24, 2015 and recorded in Book 78 at Page 473 of the Cornwall Land Records.

Reference is hereby made to the aforementioned deeds, their records and to the references therein made in further aid of this description.

Subject to easements and right-of-way of record.

TO HAVE AND TO HOLD all of said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, CAMERON R. SCHAEFER and KAYLA E. SCHAEFER, husband and wife as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever;

And the said Grantor, WEST STREET PROPERTIES, LLC, for itself and its successors and assigns, do covenant with the said Grantees, CAMERON R. SCHAEFER and KAYLA E. SCHAEFER, and their heirs and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid.

And WEST STREET PROPERTIES, LLC hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Matthew Bonner, duly authorized agent for WEST STREET PROPERTIES, LLC hereunto sets his hand and seal this 17th day of December, A.D. 2019.

WEST STREET PROPERTIES, LLC

By: [Signature] L.S.
Matthew Bonner, duly authorized agent

STATE OF VERMONT
COUNTY OF ADDISON, SS.

At Middlebury this 17th day of December, A.D. 2019, Matthew Bonner, duly authorized agent for WEST STREET PROPERTIES, LLC personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of WEST STREET PROPERTIES, LLC.

Before me,

[Signature]
Notary Public

My Commission Expires: 1/31/2021

3

DEPPMAN LAW PLC
2 PARK STREET
MIDDLEBURY, VERMONT

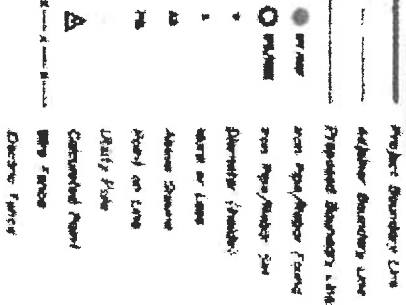
05753



Benjamin H. Deppman
NOTARY PUBLIC
State of Vermont
Comm. # 157.0000070
My Commission Expires
January 31, 2021

Cornwall Town Clerk's Office
received for record December 10, 2019
at 1:00 p. m. Recorded in Book 87
page 291-293 of Cornwall Land Records,
Attest: Suzanne [Signature] Clerk

RECORDED BY [Signature]
[Signature]
[Signature]
[Signature]
[Signature]



known as Carroll
 received the theory

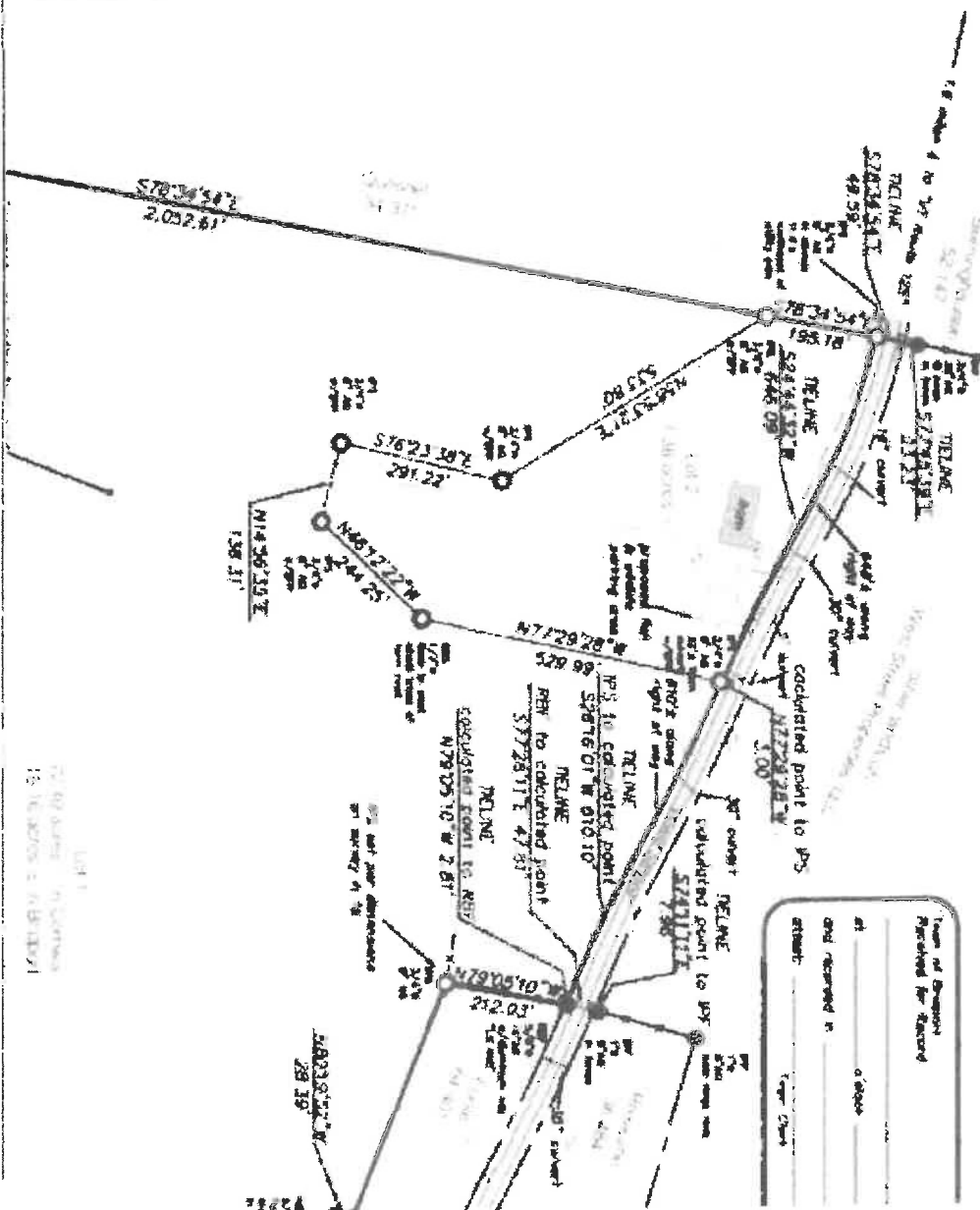
at 23

24

and mentioned by

officials.

Agreement by Resolution of the Council Regarding International
 Relations of 20 Subject to an independent third
 resolution of said Resolution
 Signed this 10 day of November 1941
 412



Came run to Kayla Schaefer
1776 West Street

A. Rebecca Kinkaid
1680 Waut Street
Cornwall

Marc & Cheryl Cesario
1368 West St
Cornwall

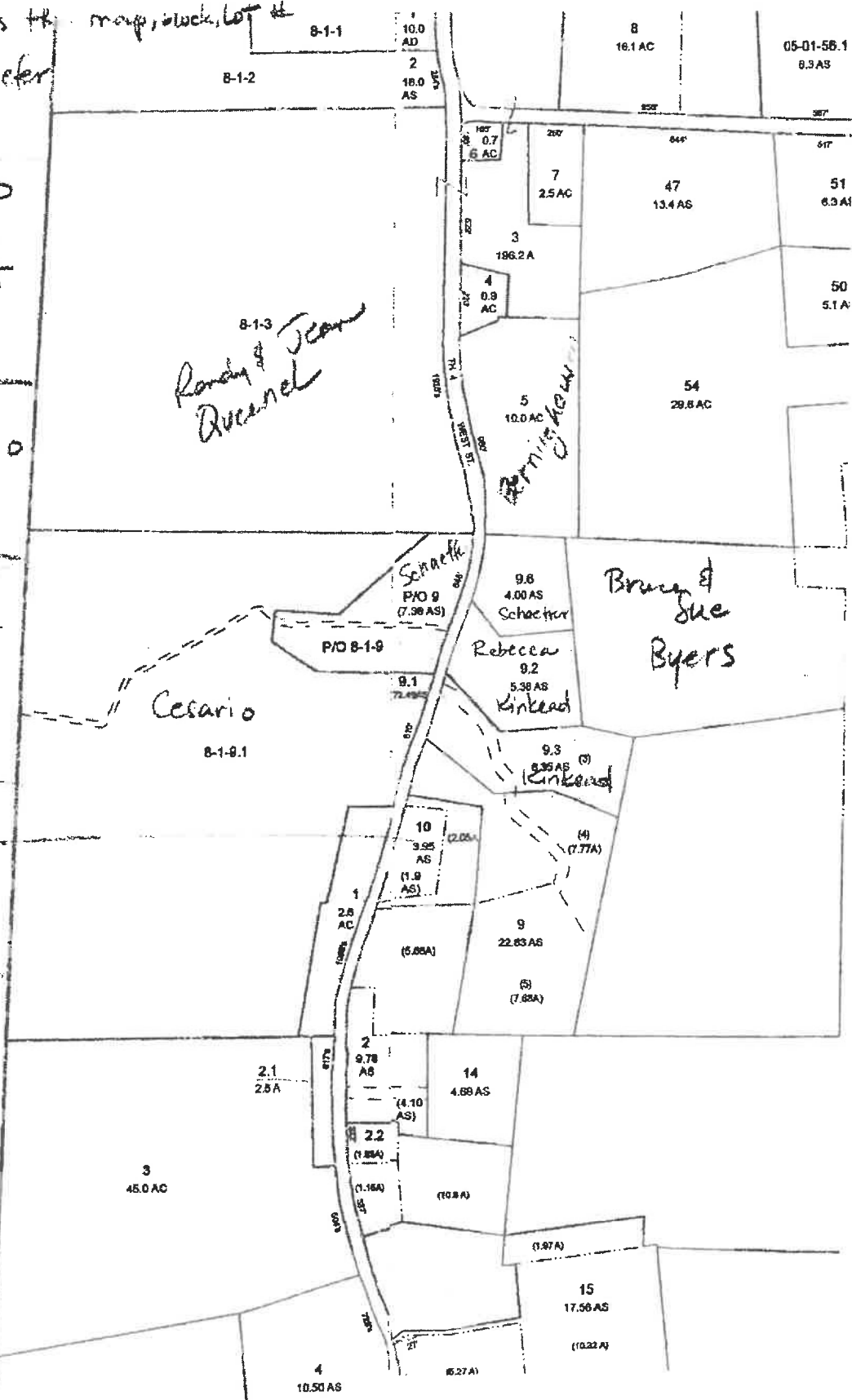
~~West Street Properties
% 12.50
110% West Street
Cornwall~~

~~Dennis & Liza
Rheume
1458 West St.
Girwall~~

John & Alice
Berrinhausen
1940 West St.
Cornwall

Randy & Jean Quenel
3557 West Salisbury Rd.
Salisbury, VT 05769

08/01/15
Bruce & Sue Byers
1691 North Bingham St
Cornwall



Town of Cornwall Copy
Received 3/9/2024

Cam & Kayla Schaefer
1776 West Street
Cornwall, Vermont
February 16, 2021

To Whom It May Concern RE: Barn on the Flats Conditional Use Permit

We are applying for a conditional use permit to hold private events such as weddings, graduation parties, family reunions, and other celebrations in the barn at 1683 West Street. This is not an exclusive list but rather a sample of event types.

We feel this opportunity will allow the local community to enjoy memorable events in the beautiful landscape in which we live. Additionally, it will provide economic benefits to many of the vendors in Addison county that support the event industry such as photographers, florists, caterers, bakers, etc.

As a native Vermonter and Middlebury High grad, it brings me great pride to be living in the community in which I was raised. This barn has special meaning to us. My dad grew up on West Street and helped fill this very barn with hay each summer.

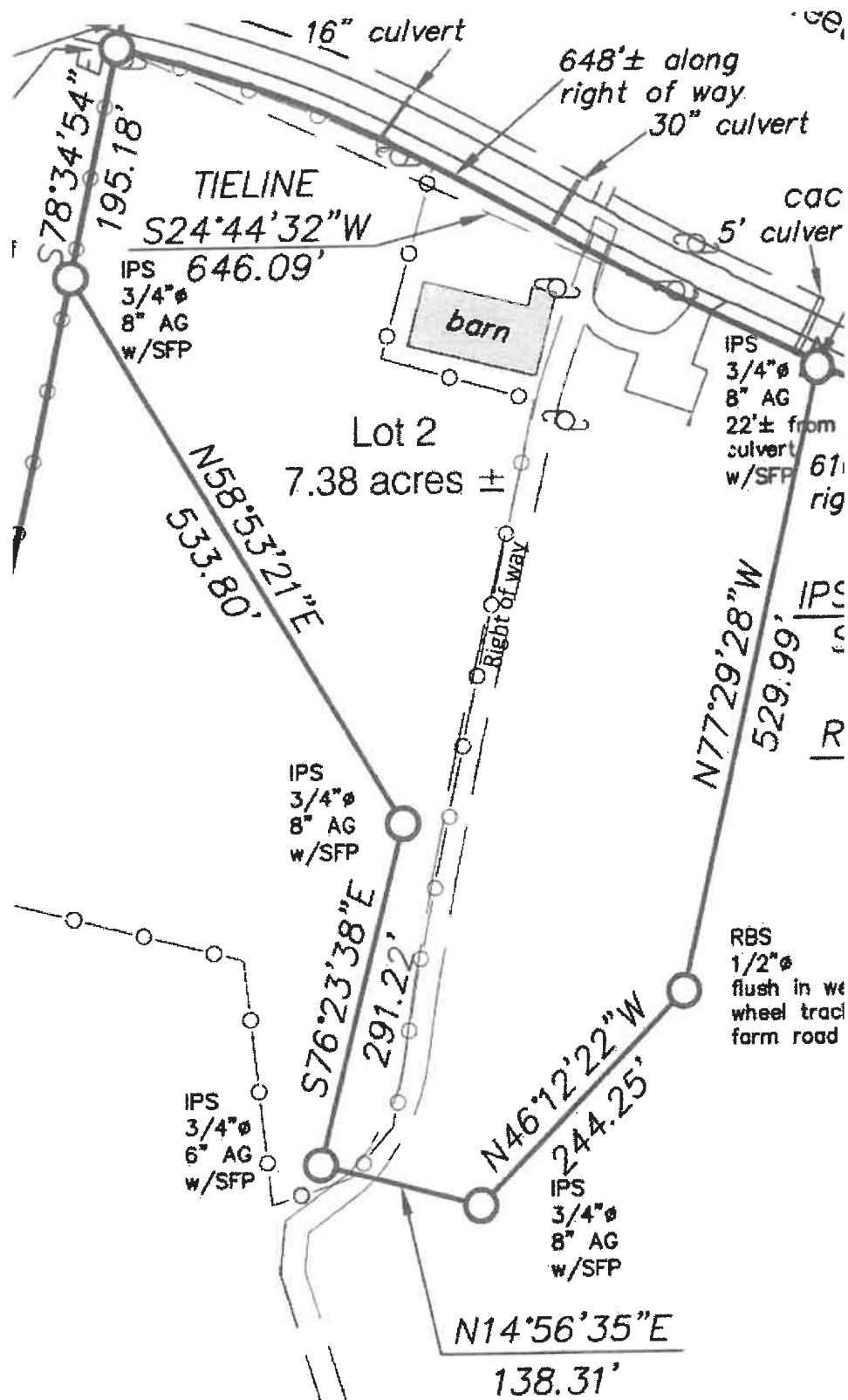
As every year passes, it is saddening to see once proud barns succumb to weather, time, and neglect. While we are not continuing on with its original roots of dairy farming, it is our mission to care for this structure and the surrounding landscape.

We found it disappointing that there were no such event spaces available in our area when my husband and I were married in 2015. It would have made our day that much more special to have the landscape we hold dear as the backdrop to our memories. We would love to provide that opportunity to future generations of Vermonters.

Kindest Regards,

Cam & Kayla Schaefer

1683 West Street – Barn on the Flats



1"=150'

[illegible]

Traffic enters in north driveway and exits via south.

3/9/2021

Gmail - Fwd: Conditional Use Permit

Received 3/10/2021



Barbara Greenwood <bgreenwoodcornwall@gmail.com>

Fwd: Conditional Use Permit

1 message

K Whittemore <kwhittemore25@gmail.com>
To: Barbara Greenwood <bgreenwoodcornwall@gmail.com>

Sun, Mar 7, 2021 at 7:29 PM

Hi Barbara,

Below is the email that Gary did not forward to you. I will drop off the 10 copies of the maps and memo to Sue on Tuesday to go with the rest of the application. Please send me the warning once you have it so I can certify mail to the abutters.

Thanks again for your help in this process!

Kayla

----- Forwarded message -----

From: **Kayla Schaefer** <engineered2craft@gmail.com>
Date: Mon, Feb 15, 2021 at 12:54 PM
Subject: Re: Conditional Use Permit
To: <barnyardbliss@yahoo.com>
Cc: <cornwallvt@shoreham.net>, K Whittemore <kwhittemore25@gmail.com>

Hi guys,

Sorry for the new email address I had both open. This is from Kayla at 1776 west street.

On Mon, Feb 15, 2021 at 12:42 PM Kayla Schaefer <engineered2craft@gmail.com> wrote:
Hi Gary,

Below is the requested information. Please confirm receipt and let me know if you have any questions.

Section 353

1) Attached map "barn to scale"

2) Attached map "barn developed for events"

- Parking area large enough for 150 vehicles. Spaces are 9'x18' with 20' rows in between every 2 sets of parking spaces.
- Traffic would enter via the north driveway to allow quick access to get off the main road, and exit via the south driveway

3) No construction required.

- Parking spaces will be temporary in field

4) No heated structures.

- Electricity bill averaged less than \$20 in 2020.

5) None requested

2 attachments

 **barn developed for events.pdf**
397K

 **barn to scale.pdf**
365K



Barbara Greenwood <bgreenwoodcornwall@gmail.com>

Re: upcoming DRB hearing

1 message

K Whittemore <kwhittemore25@gmail.com>

Fri, Mar 12, 2021 at 9:50 AM

To: Barbara Greenwood <bgreenwoodcornwall@gmail.com>

Section 355

Capacity for Community Facilities

The proposed conditional use will not overburden or exhaust the town facilities. Spoke with Mike Sunderland, town road foreman and requested a letter.

Character of the Area

There will be no undue adverse impact on the agricultural or residential character of the area. The conditional use will allow the adaptive reuse of an agricultural building, which is encouraged.

Traffic Impact

Spoke with Mike Sunderland, road foreman on 3/8/21. The traffic will not exceed the road capacity. Parking will be in the field below the barn and with specific enter/exits to avoid traffic from queuing in the road.

Compliance with Regulations

Renters will be required to obtain required licenses and permits as necessary.

Renewable Energy Resources

Conditional use will not inhibit or restrict access to renewable resources as no development is planned.