

**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 CAS CHLODNICKI
Address 812 WOOSTER RD. ~~CORNWALL~~ VT 05778
Phone No. 802 855-1568 Email Address Caschlodnicki@gmail.com
If Corporation, name of Representative _____
Is this a Corporation registered in Vermont? YES
2. Name of Record Owner KASIA LLC
Address 2513 Rt. 30 CORNWALL
Phone No. 802 855-1568 Email Address Caschlodnicki@gmail.com
If Corporation, name of Representative CASIMIR CHLODNICKI
Is this Corporation registered in Vermont? YES
3. Location of Property 2513 Rt. 30
4. Tax Map Description: Map # 08 Block # 03 Lot # 82
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 ZA.)
 - ☐ Application for site plan review.
 - ☐ Other. Please describe: _____
6. Provisions of the Zoning Regulations that are in question:

**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**

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

The old Cornwall Country Store requires new foundation & framing. The DEC approved permit for four (4) employees with no public amenities limits patron visits to quick walk-in/take-out. Total square footage is less than 2500 and request is made for six (6) parking spaces.

8. Please explain how your application satisfies the "Review Criteria" prescribed by the applicable section(s) of the regulations (you may attach additional pages if needed):

1. Lightly will be limited to store front only during operating hrs.
2. Storage will be 4' x 4' or less as is required by Section 750
3. Parking availability is limited by lot size and entry from public road limitation. Proposal to move building back by 20 ft and create additional space for entering & exiting for total of six (6) parking spaces of which one (1) would be for handicap use.
4. Entry to lot from south with exit on north end allow for organized and easy flow of traffic.
4. Business hrs. Mon-Sat (7-7 PM) & Sunday (9-2)
5. Parking would be less than 50 ft from south of boundary.

9. The property is located in the following zoning district: Cornwall Village

10. The size of the lot is approximately: 1.47 acres

11. 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

12. The property has the following road frontage: 121'

13. The deed into the current landowner(s) is recorded at Book 83, Page 463, and must be attached hereto.

Signature of Applicant

Cosimo Chiodini

Date

5/7/2021

Section 8 →

6. Parking would follow pre-existing format but would be expanded with the additional setback by moving the stone back 20' ft to the east. (Away from the public highway Rt. 30)

While the parking is exposed to public view the current lot layout and village-center limitations do not offer enough options. The request for waiver of Section 610 and 611 parking regulation is based on village center and lot limitations. Additional access through bike rack parking and village proximity to school and town hall allow for future foot path solutions.

Seeking waiver under Section 610 and 611

- a) reduction in number of parking spaces
 - b) reduction in setback from abutting property
- as an additional remedy a 6ft wood fence or similar architecturally sound barrier will be installed.

Security night light with motion sensor will be installed and it will be night sky compliant.

080382

Kasia LLC

Po Box 415

Middlebury, VT 05753

080308

Brian and Kelly Gill

2155 South Bingham St.

Whiting, VT 05778

080309

Brian Blaise

Elsie Johnson

2529 Route 30

Cornwall, VT 05753

080310

Tom and Gale Synnott

238 Baltic Street

Brooklyn, NY 11201

080231.1

Central Cemetery Assn.

% Joyce Stephens

84 Sperry Road

Cornwall, VT 05753

Cornwall Congregational Chur

2598 Route 30

Cornwall, VT 05753

Town of Cornwall

2629 Route 30

Cornwall, VT 05753



QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, **CASIMIR CHLODNICKI** of Redding, County of Fairfield and State of Connecticut, Grantor, in the consideration of Ten or More Dollars paid to my full satisfaction by **KASIA LLC**, a Vermont Limited Liability Company with its principal place of business in Cornwall, County of Addison and State of Vermont, Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Grantee, **KASIA LLC**, its successors or assigns, all right and title which I, **CASIMIR CHLODNICKI** or my heirs or assigns have in, and to a certain piece of land in Cornwall, County of Addison and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Casimir Chlodnicki by Warranty Deed of Colin Kriwox dated July 28, 2017 and recorded in Volume 83 at Page 282 of the Land Records of the Town of Cornwall.

Being all and the same lands and premises conveyed to Colin Kriwox by Warranty Deed of Robert A. Burton, Jr. dated October 1, 2013 and recorded in Volume 76 at Page 242 of the Land Records of the Town of Cornwall, and being more particularly described therein as follows:

"Being a lot of land containing 1.40 acres, more or less, with all improvements thereon, located at 2513 Route 30, in the Town of Cornwall, Vermont.

Being all and the same lands and premises conveyed to Robert A. Burton, Jr. in the following two deeds:

1. Warranty Deed from The Cornwall Country Store, a Vermont General Partnership, dated September 25, 1990 and recorded in Book 37 at Pages 41-43 of the Cornwall Land Records.
2. Boundary Line Adjustment of Brain B. Gill, Kelly J. Gill and James G. Gill dated July 20, 2012 and recorded in Book 74 at Pages 144-145 of the Cornwall Land Records.

The property herein conveyed may be more particularly described with reference to a survey entitled '*Boundary Pla: Showing Proposed Boundary Line Adjustment Between Lands of Cornwall Country Store and Lands of B.B. & K.J. and J.G. Gill, 2513 & 2487 Route 30, Cornwall, Vermont,*' by Land Lines Surveying and Mapping dated May 21, 2012 and recorded in Map Slide no. 249 of the Cornwall Land Records."

Reference is hereby made to a Quitclaim Deed of Brian G. Gill given to Robert A. Burton, Jr. dated September 25, 1990 and recorded in Volume 37 at Page 44 of the Land Records of the Town of Cornwall.

Said parcel has the benefit of a well which is the source of water for the property described herein; said well is more particularly described in the above-mentioned Warranty Deed recorded in Volume 37 at Page 41 of the Land Records of the Town of Cornwall.

Said lands and premises are more commonly known and referred to as 2513 Route 30, Cornwall, Vermont.

Reference is hereby made to the instruments aforementioned, and the records thereof, and the instruments therein referred to, and the records thereof, in further aid of this description.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantee, **KASIA LLC**, its successors or assigns forever. AND FURTHERMORE, I, the said Grantor, **CASIMIR CHLODNICKI**, do for myself and my heirs, executors, administrators, and assigns, covenant with the said Grantee, **KASIA LLC**, its successors or assigns, that from and after the ensealing of these presents I will have and claim no right, in, or to the quitclaimed premises.

IN WITNESS WHEREOF, I hereunto set my hands this 21st day of September, 2017.

[Signature]
Witness

[Signature]
CASIMIR CHLODNICKI

STATE OF VERMONT }
CHITTENDEN COUNTY, SS. }

At Richmond, in said County, this 21st day of September, 2017 personally appeared **CASIMIR CHLODNICKI** and he acknowledged this instrument, by him subscribed, to be his free act and deed.

Before me, [Signature]
Notary Public David M. Sunshine
My commission expires: 2/10/2019

- 2 -

LAW OFFICE OF
DAVID M. SUNSHINE PC

Cornwall Town Clerk's Office
received for record September 26, 2017
at 1:15 p.m. Recorded in Book 83
page 463-464 of Cornwall Land Records,
Attest: [Signature] Clerk



State of Vermont
Department of Environmental Conservation

DOCUMENTS FOR RECORDING

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Permittee: Cornwall Country Store
2061 Ireland Road
Starksboro, VT 05487

Permit Number: WW-9-1787-1

This permit is an amendment to Permit Number WW-9-1787 which affects the following property in Cornwall, Vermont:

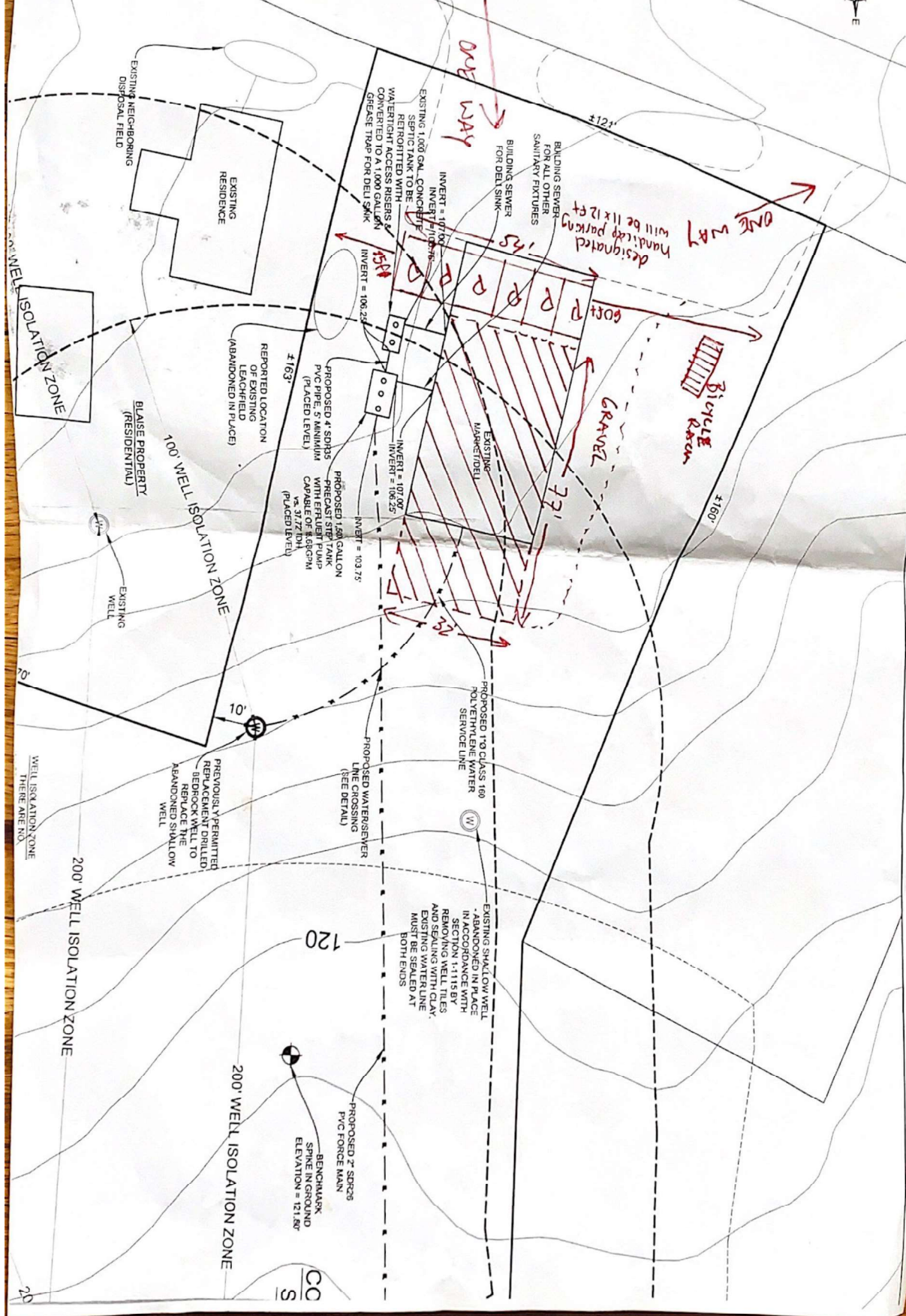
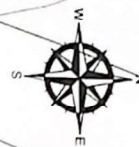
Lot	Parcel	SPAN	Acres	Deed Book / Page
1	08-03-82	162-051-10127	1.47	Book:83 / Page:463

This application, consisting of the proposed installation of a replacement mound-type wastewater system and a replacement potable water supply well, to serve a reconstructed convenience store (dba Cornwall Country Store), containing a deli with takeout service only, a maximum of four (4) employees, and no public amenities, situated on a 1.47 +/- acre parcel, located at 2513 VT Route 30 in Cornwall, Vermont is hereby approved under the requirements of the regulations named above and subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within thirty (30) days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Cornwall Land Records within thirty (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Cornwall Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plans prior to the conveyance of a lot.
- 1.4 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.5 This permit does not relieve the permittee from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.6 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
- 1.7 All conditions set forth in **Permit Number WW-9-1787**, dated August 23, 2012 shall remain in effect except as amended or modified herein.
- 1.8 Approval of the replacement wastewater system is granted under the Variance Section of the Wastewater System and Potable Water Rules, Section 1-802, for the purpose of eliminating an existing substandard condition and potential health hazard. The design flows for this building may not increase until a fully complying wastewater system design prepared by a qualified Vermont Licensed Designer is submitted for review and approved by the Drinking Water and Groundwater Protection Division.





ONE WAY

ONE WAY will be 11 x 12 ft designated handicapped parking

Bicycle Rack

GRAVEL

WELL ISOLATION ZONE

BLAZE PROPERTY (RESIDENTIAL)

100' WELL ISOLATION ZONE

WELL ISOLATION ZONE THERE ARE NO

200' WELL ISOLATION ZONE

200' WELL ISOLATION ZONE

120

BENCHMARK SPINE IN GROUND ELEVATION = 121.87'

CC S

EXISTING SHALLOW WELL - ABANDONED IN PLACE IN ACCORDANCE WITH SECTION 1.11.15 BY REMOVING WELL TILES, AND SEALING WITH GROUT. BOTH ENDS MUST BE SEALED AT

PROPOSED 10\"/>

PROPOSED WATERSEWER LINE CROSSING (SEE DETAIL)

PREVIOUSLY PERMITTED REPAIRS TO ABANDONED SHALLOW WELL

PROPOSED 1,000 GALLON CONCRETE TANK WITH EFFLUENT PUMP CAPABLE OF 1.0 GPM @ 3.7' TDH (PLACED LEVEL)

REPORTED LOCATION OF EXISTING (ABANDONED IN PLACE)

EXISTING WELL

EXISTING NEIGHBORING DISPOSAL FIELD

EXISTING RESIDENCE

BUILDING SEWER FOR ALL OTHER SANITARY FIXTURES

EXISTING 1,000 GAL. CONCRETE TANK TO BE CONVERTED TO A 1,000 GALLON GREASE TRAP FOR DELI SINK

INVERT = 107.00'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 103.75'

INVERT = 107.00'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'

INVERT = 106.25'