



Land Surveyors – Boundary Consultants  
Water & Wastewater System Designers  
P.O. Box 388 – 25A West Street  
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Ronald L. LaRose, L.S.

Kevin R. LaRose, L.S.

September 30, 2022

Town of Cornwall  
Attn: DRB  
Cornwall, VT

Re: MacFadden Project

To whom it may concern:

We are writing this letter to fulfill the Subdivision requirements outlined in Section 320 of the Town of Cornwall Subdivision Regulations.

1. Submitted.
2. Addressed on plan.
3. The proposed subdivision will comply with the Cornwall Town Plan, Zoning Regulations and other bylaws in effect.
4. A Survey of the subject parcel is included.
5. N/A
6. See enclosed report from Steve Revell, Hydrogeologist, Lincoln Applied Geology.
7. The proposed wastewater disposal systems will be compliant with the State of Vermont Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, effective April 12, 2019. Before any construction, a State of Vermont Wastewater System & Potable Water Supply Permit must be applied for. Each new home will be supported by a mound-type wastewater disposal system. The mound systems will be pressurized. Please see enclosed plans.
8. N/A
9. N/A
10. Municipal and School impacts will be negligible.
  - a. School: N/A
  - b. Road Access: Access will be provided by an existing private road (Bardon Drive).
  - c. Fire: A letter has been submitted to the Cornwall Fire Chief. No response as of the date of this letter.

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11. The project has been designed to minimize impacts to natural resources. The recommendation from the Cornwall Conservation Commission was to keep the woods intact. With that being said, both the wastewater and house sites have been placed in the open field areas.
  - a. The general character of the development is a three-lot subdivision of an improved parcel. Currently, the parcel is used as a single-family residence. The two proposed lots will also be single-family homes. The surrounding area of the development is comprised of mostly single-family homes with a few agricultural tracts. There are no wetlands (per Arrowwood Environmental), floodplains, streams, brooks steep slopes, rock outcroppings, scenic areas, ridgelines, exceptional trees on the parcel.
  - b. The lot layout is based on taking advantage of physical boundaries on the parcel. The lot line between Lot 1 and Lot 3 is the constructed driveway and treeline. The same can be said for the line between Lot 2 and Lot 3. Each lot has a house site location that maintains required building setbacks.
  - c. With the proposed house sites and septic sites located in the open fields, for the most part, the entirety of the woods on the subject parcel will remain untouched.
  - d. The proposed homes will have a mowed area around the house. The specific location and type of landscaping will be left up to the buyers of the homes. All exterior lighting shall be down-casted.
  - e. There are no current agricultural activities on the subject parcel. This parcel like many others around it does have prime agricultural soils.
  - f. The developer and the new lot owners will adhere to Section 482 of the Cornwall Subdivision Regulations.
  - g. There are no deer wintering areas on the subject parcel per the State of Vermont ANR Atlas.
  - h. There are no threatened or endangered species on the subject parcel per the State of Vermont ANR Atlas.
  - i. There are no lands proposed to be for public use.
  - j. Please see attached draft deed description.
  - k. There is no homeowners association except for a road maintenance agreement.
12. All proposed utilities will be located underground and be located within the proposed access easement.
13. Construction on the subject parcel will include but not be limited to well drilling rigs, excavators, dump trucks and bulldozers. Hours of construction will be 7AM-5PM Monday through Friday and Saturday, 8AM-4PM.
14. Markers have been placed on the site to depict the property corners and septic areas (see test pit flags).

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