

RECEIVED
12/2/2022

**Town of Cornwall
Development Review Board
Application for Subdivision of Land**

December 2, 2022

Applicant: Michael L. and Julie L. Pyle, Advisor: Justus DeVries Jr., Tel. # 802- 989-6321

Address: 2846 Route #30, Cornwall, Vermont

Phone: (802) 989-1543

Email: mpylecomfycows@yahoo.com
JuustusDevries@kestrelagconsultingllc.com

Description: Subdivision of a 2± acre house lot and a 10.8± acre vacant land building lot located at 2846 Route #30, Cornwall, Vermont, 05753

**TOWN OF CORNWALL
DEVELOPMENT REVIEW BOARD
APPLICATION FOR SUBDIVISION OF LAND**

- The Cornwall Development Review Board usually meets on the first Wednesday of every month.
- A **complete application**, consisting of 10 copies, must be filed with the Town Clerk not less than 25 days prior to the next regular meeting date in order to be eligible to be placed on the agenda. In addition to the completed application, an Application Fee of \$90.00 must also be submitted.
- The Town Clerk will date stamp the application and transmit it to the Town Zoning Administrator (ZA) for review.
- The ZA is responsible for responding to all applications for land use and development and referring them to the DRB when appropriate. **Only complete applications will be forwarded to the DRB for scheduling.** The DRB Chair will contact the applicant concerning scheduling. (Please note that there is no assurance that your matter will be on the agenda for the next meeting.)
- All questions concerning land use regulation and development matters should be directed to the ZA, rather than to the Town Clerk.
- Copies of the Town's Zoning Regulations and Subdivision Regulations, and zoning and subdivision application forms, are available at the Town Hall and on the Town website (www.cornwallvt.com).
- The Town Clerk can provide the applicant with the names and addresses of abutting owners, where required for the application. The Town Clerk may also direct the applicant to the location of other records located at the Cornwall Town Hall which may be needed to complete the application.
- Additional information concerning Application Procedures may be found in the following sections of the Cornwall Subdivision Regulations:
 - Section 220: Boundary Line Adjustments
 - Section 230: Sketch Plan Phase for Major or Minor Subdivision
 - Section 240: Major Subdivision Application and Procedure
 - Section 250: Minor Subdivision Application and Procedure
- Application Requirements may be found in the following sections of the Cornwall Subdivision Regulations:
 - Section 310: Sketch Plan Review
 - Section 320: Major Subdivision – Preliminary Plan
 - Section 330: Major Subdivision – Final Application
 - Section 340: Minor Subdivision

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

1. Applicant Michael L. and Julie L. Pyle
Address 2525 Basin Harbor Road, Bridport, Vermont 05734
Phone No. (802) 989-1543 Email Address mpylecomfycows@yahoo.com
If Corporation, name of Representative N/A
Is this a Corporation registered in Vermont? N/A
2. Name of Record Owner Michael L. and Julie L. Pyle
Address 2525 Basin Harbor Road, Bridport, Vermont 05734
Phone No (802) 989-1543 Email Address mpylecomfycows@yahoo.com
If Corporation, name of Representative N/A
Is this Corporation registered in Vermont? N/A
3. Names of Advisors and their professional area:
Justus J. DeVries, Jr., Real Estate Appraiser/Consultant
(802) 989-6321
4. Name of Subdivision Pyle Route #30 Cornwall
5. Location of Subdivision 2846 Route #30, Cornwall, Vermont 05753
6. Acreage of Subdivision 10.8± Acres and 2± acres
Acreage of Owner's adjoining property _____
Acreage of Owner's Cornwall property not adjoining N/A
Acreage of property under option N/A

TOWN OF CORNWALL
DEVELOPMENT REVIEW BOARD
APPLICATION FOR SUBDIVISION OF LAND

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

Date November 4, 2014 Book 78 Page 66-67

Date _____ Book _____ Page _____

Date _____ Book _____ Page _____

8. Brief description of size and type of Subdivision:

2± acre house lot located at 2846 Route #30, Cornwall, Vermont 05753
and a 10.8± acre vacant land building lot

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

None.

10. Signature of Applicant

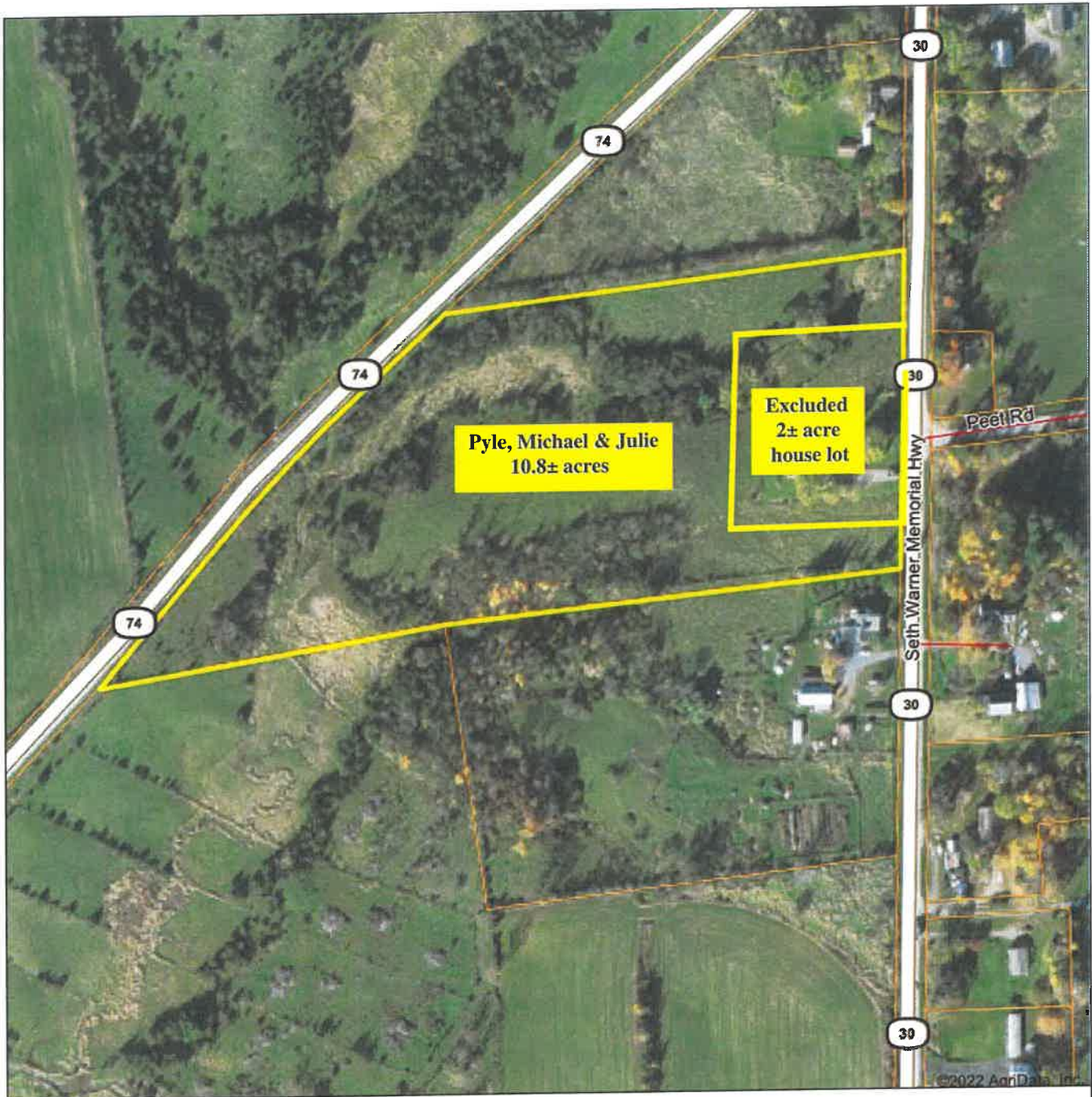


Date December 1, 2022

Please attach additional materials required by applicable regulations.
(Reminder – Only complete applications will be forwarded to the DRB for scheduling.)

Please note: The DRB may ask for additional information.

Aerial Map



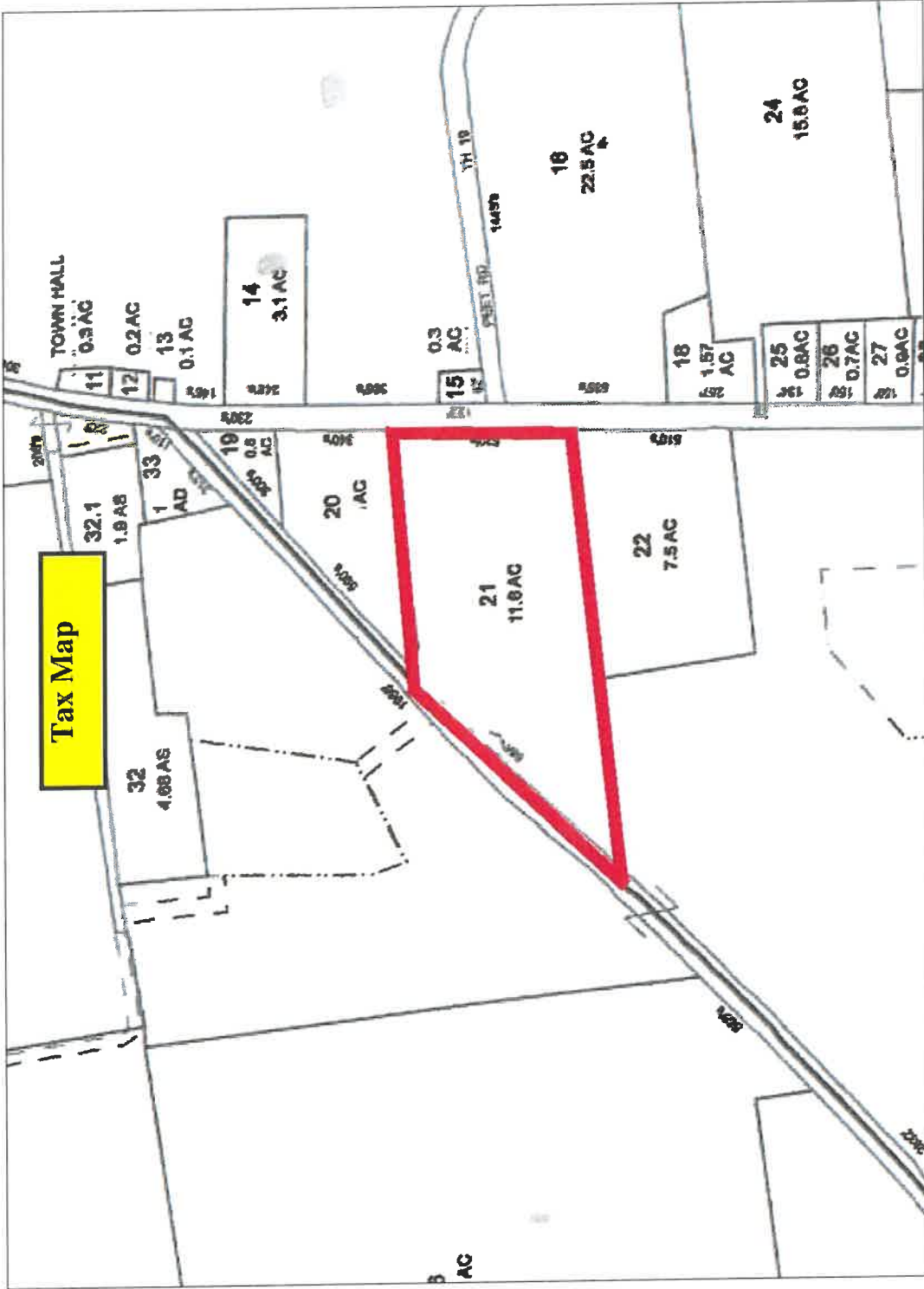
Map Center: 43° 57' 27.76, -73° 12' 43.73

0ft 252ft 503ft

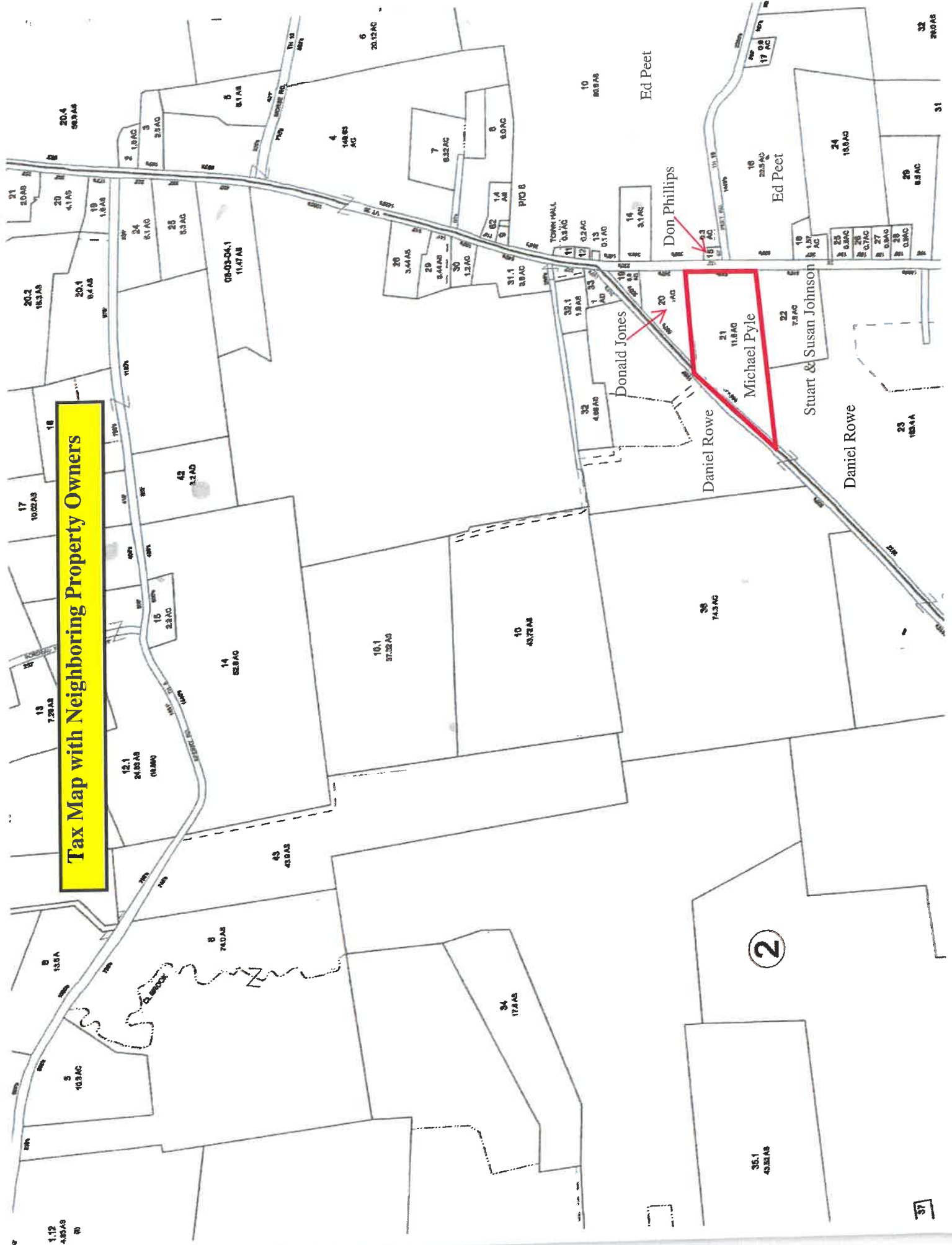
Addison County
Vermont



Tax Map



Tax Map with Neighboring Property Owners



Itemized Property Costs

From Table: MAIN Section 1

Town of Cornwall

Record # 275

Property ID: 080321

Span #: 162-051-10203

Last Inspected: 09/04/2008

Cost Update: 06/12/2009

Owner(s): PYLE, MICHAEL & JULIE

Sale Price: 100,000

Book: 78

Validity: No Data

Sale Date: 11/04/2014

Page: 66

Address: 2525 BASIN HARBOR RD

City/St/Zip: BRIDPORT VT 05734

Location: 2846 ROUTE 30

Description: DWL & LAND

Tax Map #:

Bldg Type: Single

Quality: 2.00 FAIR

Style: 1 Story

Frame: Studded

Area: 764

Yr Built: 1979 Eff Age: 29

Rms: 4

Bedrm: 2 # Kitchens: 1

1/2 Bath: 0

Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Plywood / Ht=8	100.00		73.14	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.25	
Heat/cooling #1:	Space Htr	100.00		-1.46	
Energy Adjustment	Average				
Foundation Adjustment	SF w FrWl			4.06	
ADJUSTED BASE COST			764.00	77.99	59,584
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-2.00	880.00	-1,760
Roughins (beyond allowance of 1)				400.00	
Porch #1:	WoodDck/Solid/Roof/Ceil		120.00	44.52	5,342
Subtotal					63,166
Local multiplier		1.30			
Current multiplier		1.00			
REPLACEMENT COST NEW					82,116
Condition	Average	Percent			
Physical depreciation		25.00			-20,529
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					61,600
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		75,000
AC Other	9.60	1.00	0.70		37,100
Total	11.60				112,100
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		4,000
Sewer	y / y	Typical	Average		6,000
Total					10,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 1S	y / y	50	440	14.12	6,200
shed	y / y	0	1	500.00	500
Total					6,700
TOTAL PROPERTY VALUE					190,400
NOTES					
			HOUSESITE	VALUE :	153,300
			HOMESTEAD	VALUE :	190,400

SKETCH/AREA TABLE ADDENDUM

SUBJECT

Property Address

State

Zip

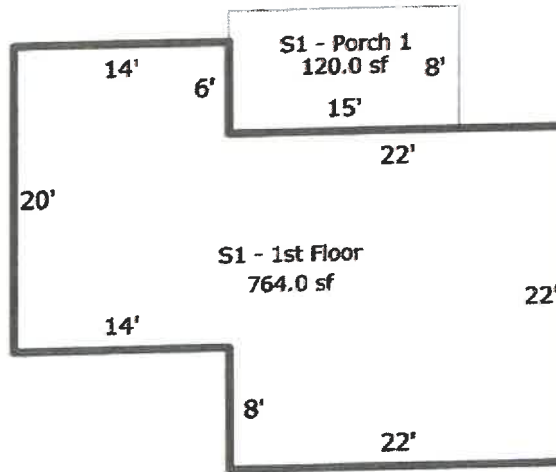
City

Owner Forgues, Louise

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 12'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	764.0	128.0	764.0
P/P11	S1 - Porch 1	1.00	120.0	46.0	120.0

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area

(rounded w/ factors)

764



State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Rutland Regional Office
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources

[phone] (802) 786-5900

June 14, 2022

Michael and Julie Pyle
2525 Basin Harbor Road
Bridport, VT 05734

Subject: Wastewater System and Potable Water Supply Permit # WW-9-3037 for a project located in Cornwall, Vermont

Dear Permittee:

Enclosed you will find:

1. a copy of the WW-9-3037 Permit document marked "Documents For Recording"
2. a copy of permit document for your records.

As the permittee, you shall ensure this permit is recorded and indexed in the land records within 30 days of permit issuance. Please take the document stamped "Documents For Recording" to your town clerk. You will be required to pay a recording fee to your town clerk at that time.

Approved Plans: You may either contact your consultant for copies of the approved plan(s) or you may obtain a copy of them by accessing our website <http://dec.vermont.gov/water/ww-systems> and using the document search option. You may print out any documents or plans that you view.

Please read your permit thoroughly and be sure you understand all the requirements. Please be aware your permit may include a condition for the submission of installation certifications, annual inspections, or other reporting requirements.

Please note, other VT Agency of Natural Resources (ANR) permits may be needed for your project. To assist in determining which ANR permits might be needed, ANR recommends that you use VT ANR's Permit Navigator Tool by going to <http://dec.vermont.gov>. Your project may require other local, state, or federal permits outside of VT ANR's jurisdiction which are not covered by the VT ANR Permit Navigator Tool. Please contact your local officials regarding any necessary town or city permits needed for your project.

Thank you for your cooperation. Please contact me at the above address if you have any questions.

Sincerely,

Alicia Owen
Environmental Technician III

Enclosures



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(s): Michael and Julie Pyle
2525 Basin Harbor Road
Bridport, VT 05734****Permit Number: WW-9-3037**

This permit affects the following property/properties in Cornwall, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	80321	162-051-10203	11.60	Book:78 Page(s):66-67

This application consisting of the construction of a 4-bedroom single family residence, wastewater disposal system and drilled potable water supply well, and approval of a replacement wastewater disposal system for an existing 3-bedroom single family residence located on 2846 VT Rte. 30 in Cornwall, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 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 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 plan(s) 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 landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.6 This permit was issued based in part upon the designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Jeffrey Kelley, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Proposed Site Design, Michael & Julie Pyle Property, 2846 VT RT 30, Cornwall	1/1	03/21/2022	06/11/2022



- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing Residence	3-Bedroom Single Family Residence/6-Person Maximum Occupancy	420	420
	Proposed Residence	4-Bedroom Single Family Residence/7-Person Maximum Occupancy	490	490

5. WASTEWATER SYSTEM

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 Lot 1 includes the approval of the design for a replacement wastewater system. Prior to construction of that system, a Licensed Designer shall inspect the designated replacement area to ensure the area has not been disturbed and the native soil remains suitable for the construction of a wastewater system. The corners of the proposed replacement wastewater system shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete. The construction of the replacement wastewater system shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion, report in writing to the Drinking Water and Groundwater Protection Division that the

installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #3.1 herein.


5.4 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

6.1 Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.

6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

By 
Lisa Stevens, Regional Engineer
Rutland Regional Office
Drinking Water and Groundwater Protection Division

Dated June 13, 2022

cc: Jeffrey Kelley
Department of Public Safety, Division of Fire Safety



State of Vermont
Department of Environmental Conservation

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(s): Michael and Julie Pyle
2525 Basin Harbor Road
Bridport, VT 05734

Permit Number: WW-9-3037

This permit affects the following property/properties in Cornwall, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	80321	162-051-10203	11.60	Book:78 Page(s):66-67

This application consisting of the construction of a 4-bedroom single family residence, wastewater disposal system and drilled potable water supply well, and approval of a replacement wastewater disposal system for an existing 3-bedroom single family residence located on 2846 VT Rte. 30 in Cornwall, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 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 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 plan(s) 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 landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.6 This permit was issued based in part upon the designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Jeffrey Kelley, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Proposed Site Design, Michael & Julie Pyle Property, 2846 VT RT 30, Cornwall	1/1	03/21/2022	06/11/2022



- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing Residence	3-Bedroom Single Family Residence/6-Person Maximum Occupancy	420	420
	Proposed Residence	4-Bedroom Single Family Residence/7-Person Maximum Occupancy	490	490

5. WASTEWATER SYSTEM

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 Lot 1 includes the approval of the design for a replacement wastewater system. Prior to construction of that system, a Licensed Designer shall inspect the designated replacement area to ensure the area has not been disturbed and the native soil remains suitable for the construction of a wastewater system. The corners of the proposed replacement wastewater system shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete. The construction of the replacement wastewater system shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion, report in writing to the Drinking Water and Groundwater Protection Division that the

installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #3.1 herein.


5.4 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

6.1 Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.

6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

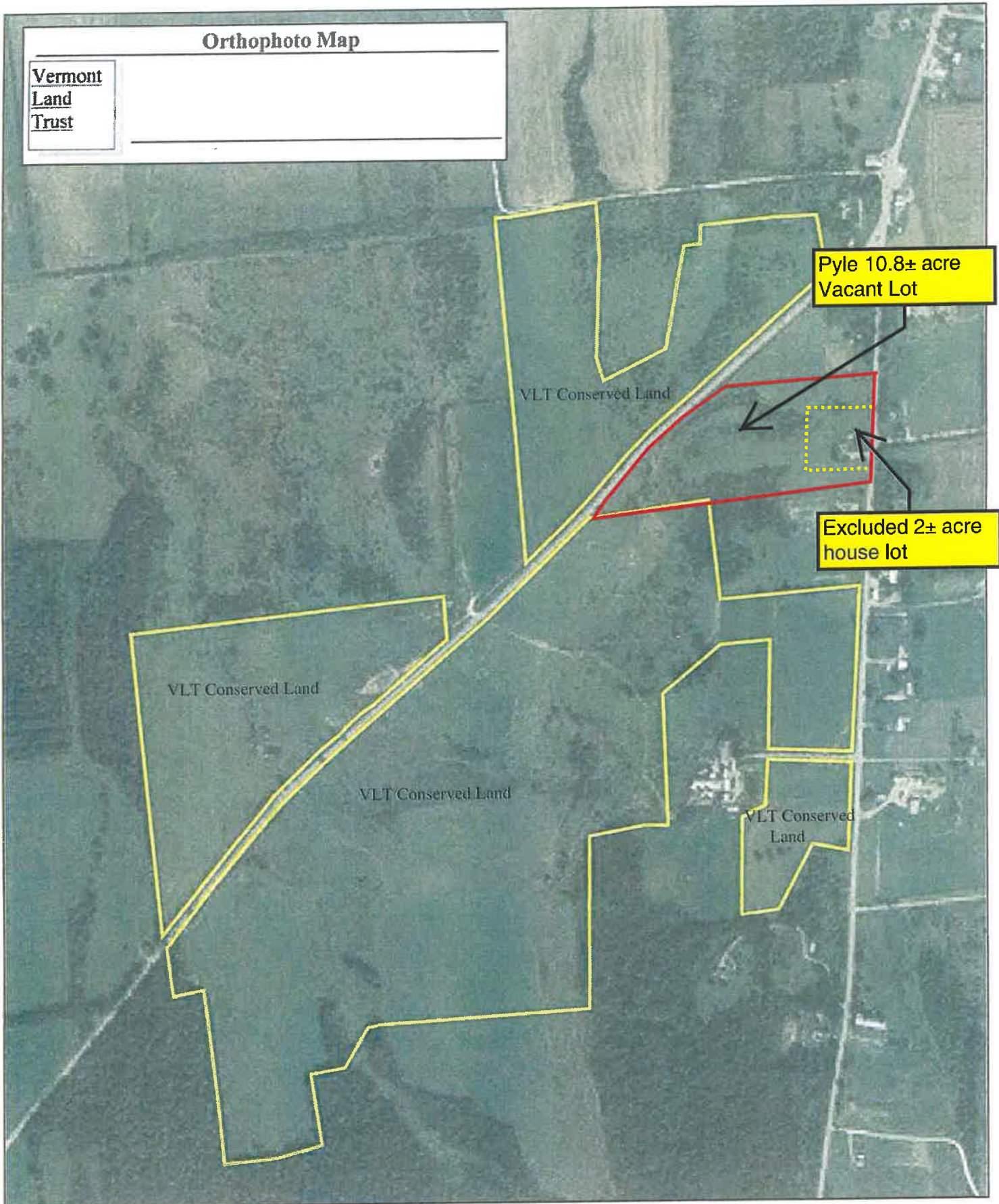
By 
Lisa Stevens, Regional Engineer
Rutland Regional Office
Drinking Water and Groundwater Protection Division

Dated June 13, 2022

cc: Jeffrey Kelley
Department of Public Safety, Division of Fire Safety

Orthophoto Map

Vermont
Land
Trust

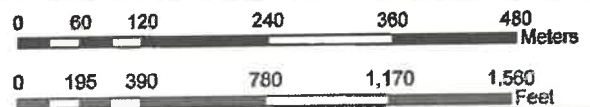


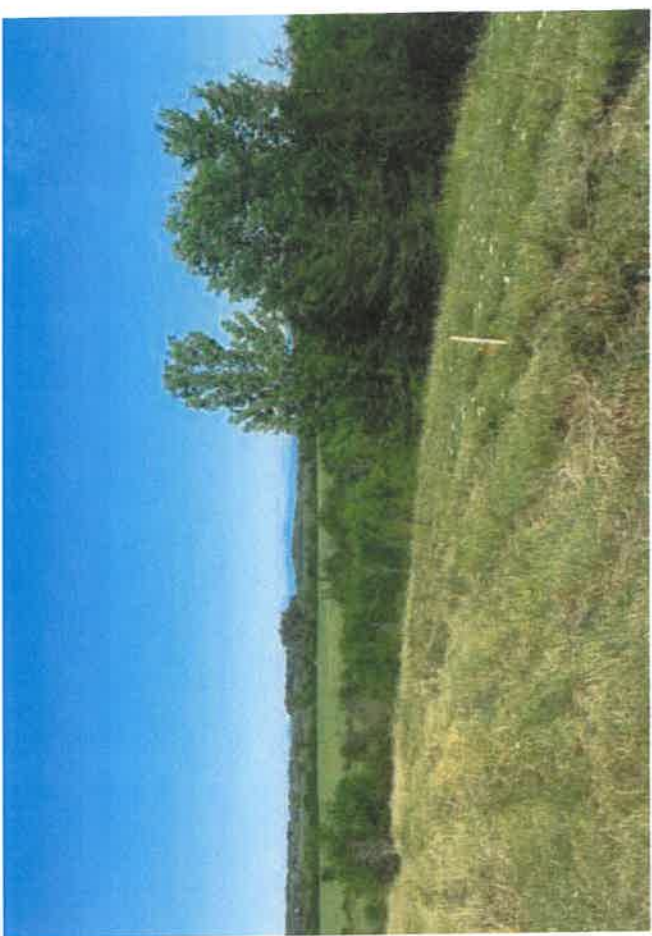
Excluded Land

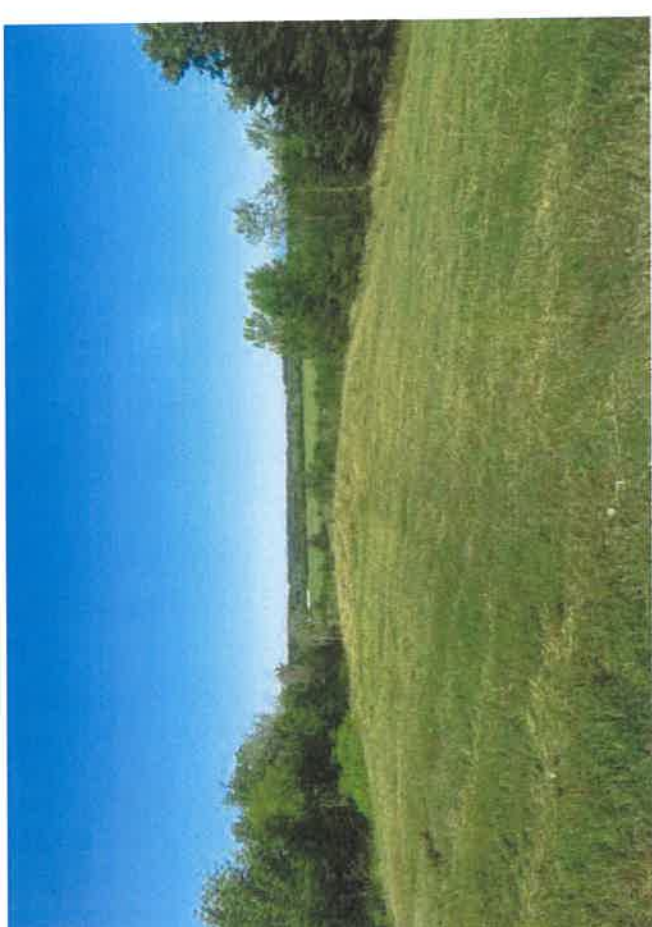
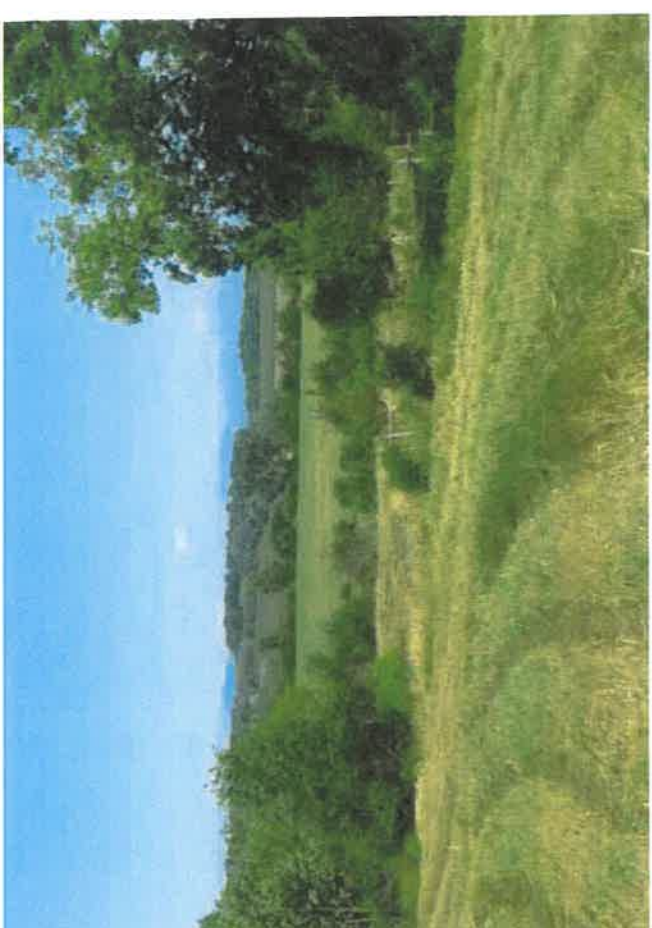
Protected Property

Complex Boundary

Scale: 1:7,000







12/13/2022

Justus DeVries

From: Gary Barnett <barnyardbliss@yahoo.com>
Sent: Friday, December 9, 2022 3:17 PM
To: Justus DeVries; mpylecomfycows@yahoo.com
Cc: Barbara Greenwood
Subject: Rt. 30 subdivision application

RECEIVED
12/13/2022

Justus, Michael & Julie,

I have review your application and have declared it substantially complete, you will be scheduled for the January DRB meeting, let us know if there is any problem with that. There are three items that will need to be submitted to complete your application-

- Deed for property under consideration
- Abutter names & addresses
- Broader description of proposed project

The additional materials should be delivered to Sue at the Town offices 10 days prior to DRB meeting so DRB members have sufficient time for reviews.

Please let me know if you have questions.

Thanks,

Gary

Gary Barnett
Zoning Administrator
Town of Cornwall
802.462.3669

**Town of Cornwall
Development Review Board
Application for Subdivision of Land**

December 13, 2022

Applicant: Michael L. and Julie L. Pyle
(Advisor: Justus J. DeVries Jr., Cell Phone: #802- 989-6321)

Address: 2846 Route #30, Cornwall, Vermont

Phone: (802) 989-1543

Email: mpylecomfycows@yahoo.com
JustusDevries@kestrelagconsultingllc.com

DESCRIPTION OF PROPOSED PROJECT: SKETCH PLAN PHASE

Michael and Julie Pyle own a house and 12.8± acres located at 2846 of Route #30 (west side) in Cornwall, Vermont. The property was purchased on November 4, 2014 (see warranty deed attached). The property includes a single family, two bedroom, ranch styled dwelling, with 884sf of living and a 1 story detached garage with a lean-to of 440sf. There is an adequate drilled well and on-site septic system on the property.

Topography of the land is level to rolling and includes mostly pasture and light woodland. There is extensive road frontage on Route #30 and Route #74.

The Pyle's are requesting from the Town of Cornwall approval for the following two lot subdivision:

Lot # 1: Comprised of 2± acres around the house/garage, including the existing drilled well and septic system. Frontage will be along Route #30 with access using the existing driveway.

Lot # 2 : Comprised of a 10.8± acre building lot consisting of vacant land with extensive frontage on Route #30 and Route #74. Access to the lot would be from Route #30, using the existing shared drive and then angling south and west to the proposed building lot (see attached engineering map depicting the 2 lot subdivision). Extensive engineering/design for the project has been completed and the State of Vermont Wastewater System and Potable Water Supply Permit #WW-9-3037, was obtained June 12, 2022 and recorded in the Cornwall Land Records.

The WW permit details are as follows:

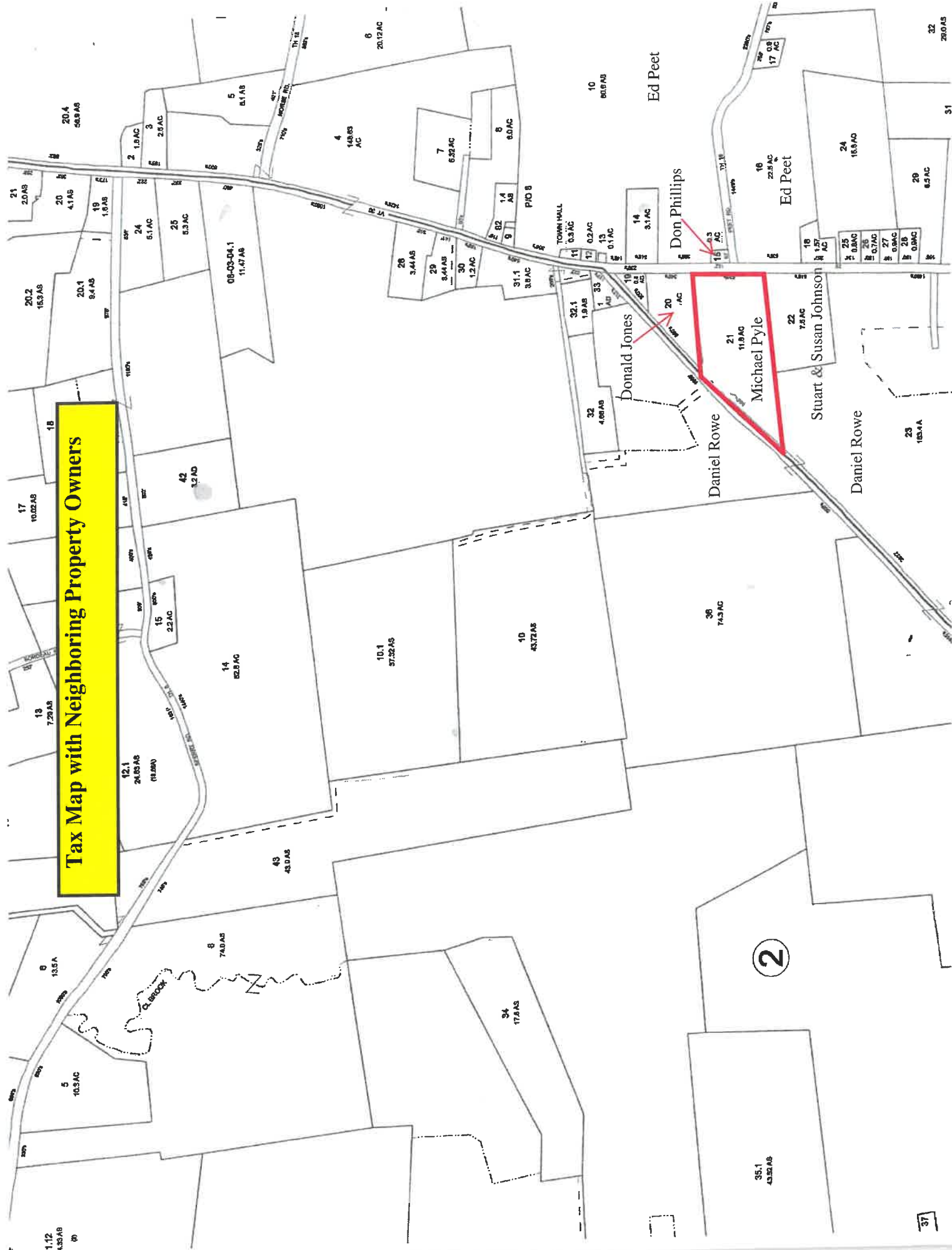
Lot # 1: Approval for a replacement septic system for a **(3) bedroom** single family residence.

Lot # 2: Approval for the construction of a **(4) bedroom** single family residence, wastewater disposal system and drilled potable water supply well.

Thank you for considering the Pyle subdivision request.

(Attachments)

Tax Map with Neighboring Property Owners



**Town of Cornwall
Development Review Board
Application for Subdivision of Land**

December 12, 2022

Applicant: Michael L. and Julie L. Pyle, Advisor: Justus DeVries Jr., Tel. # 802- 989-6321

Address: 2846 Route #30, Cornwall, Vermont

Phone: (802) 989-1543

Email: mpylecomfycows@yahoo.com
JuustusDevries@kestrelagconsultingllc.com

Neighboring Owners/Property Addresses:

Donald Burns
2742 Route #30
Cornwall, Vermont 05753

Daniel Rowe
123 Lambert Lane
Cornwall, Vermont 05753

Stuart and Susan Johnson
2900 Route #30
Cornwall, Vermont 05753

Donald Phillips
1062 East 27 Th Sreet
Brooklyn, N.Y. 11210

Edward Peet
2239 Route #30
Cornwall, Vermont 05753

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT I,

Louise E. Forgues

of Cornwall in the County of Addison and State of Vermont Grantor, in the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION paid to my full satisfaction by

Michael L. Pyle and Julie L. Pyle, husband and wife,

of Bridport in the County of Addison and State of Vermont Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees

Michael L. Pyle and Julie L. Pyle, husband and wife,

and their heirs and assigns forever, certain lands and premises in City of Rutland in the County of Rutland and State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Roger K. Forgues, Raymond T. Forgues, Louise E. Forgues and Henry R. Forgues by Warranty Deed of Emma I. Forgues Chicoine dated January 8, 1981, recorded in Book 28 in Page 275 of the Town of Cornwall Land Records, and more particularly described therein as follows:

A portion of all and the same lands and premises conveyed to Lucien A. Forgues (deceased) and Emma I. Forgues Chicoine (formerly Emma I. Forgues) by Warranty Deed of Elmer J. Wolcott and Lena Wolcott dated 5 June 1952 and recorded at Book 19, Page 388 of the Cornwall Land Records, and being Parcel 1 described in said deed, which said Parcel 1 is therein described as follows:

"Containing 12 Acres, more or less, and being situated on the westerly side of the highway known as Route 30 and being bounded northerly by the highway leading to West Cornwall and by lands of John Irons, southerly by lands of Lawrence Lambert and Ben Field, said parcel being in the shape of a flatiron."

Reference may be had to a Quitclaim Deed from Roger K. Forgues, Raymond T. Forgues and Henry R. Forgues to Louise E. Forgues dated February 20, 1994 and recorded in Book 41 at Page 175 of the Town of Cornwall Land Records.

Emma I. Forgues Chicoine died on January 18, 1994.

By acceptance of this deed, Grantees represent that they have caused the subject property to be fully inspected and Grantees agree to purchase and accept the same in "AS IS" condition, it being fully understood that with the exception of warranties of title, Grantor has made no warranties, express or implied, or representations, pertaining to said property, the condition thereof, or other matters pertaining thereto.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees

Michael L. Pyle and Julie L. Pyle, husband and wife,

their heirs and assigns, to their own use and behoof forever; and I the said Grantor

Louise E. Forgues

for myself and my heirs, executors and administrators, do covenant with the said Grantees

Michael L. Pyle and Julie L. Pyle, husband and wife,

their heirs and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free from every encumbrance; EXCEPT AS AFORESAID, I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, EXCEPT AS AFORESAID.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 4th day of November, 2014.

In Presence of

William J. Brown Louise E. Forgues L.S.
Louise E. Forgues

STATE OF VERMONT,
ADDISON COUNTY, SS.

At Cornwall, Vermont this 4th day of November, 2014

Louise E. Forgues

personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,

William J. Brown
Notary Public
My commission expires: 02/10/15

Cornwall Town Clerk's Office

received for record Nov. 7, 2014

at 12:05 p.m.

Attest: Jean Bingham Clerk