



TOWN OF CORNWALL

2629 Route 30  
Cornwall, Vermont 05753-9299  
(802) 462-2775

RIGHT OF WAY / ROAD ACCESS PERMIT

Applicant / Property Owner Cora / Town of Cornwall  
Mailing Address School Road  
Contact Phone Numbers 802-462-2545  
Property location Town property off School Road  
Project Description Cora project  
Date(s) of visual inspection 4/18/24  
Date(s) of on site meetings 4/18/24

Sight distance evaluation Adequate

Drainage evaluation including culvert, ditching and erosion control requirements

NO culvert needed

Additional requirements particular to this project

NONE

This permit is issued subject to compliance with all Town of Cornwall policies regarding road access and the requirements listed above. Revocation of this permit may have consequences with regard to the validity of issued Zoning Permits.

Permit issued Date 4/18/24 By Steve Bheun Road Foreman

Permit Revoked Date \_\_\_\_\_ By \_\_\_\_\_

For the following reasons \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Stan and Kathy Grzyb &lt;vtgrzyb@gmail.com&gt;

**Cornwall-CORA survey**

2 messages

Stan and Kathy Grzyb <vtgrzyb@gmail.com>  
To: Mike Gaines <mcgaines@barnardandgervais.com>

Tue, Apr 16, 2024 at 9:30 PM

Mike: Thanks for all of the work that you have done to get the boundary survey performed so expeditiously. The final result of the survey and the site plan are going to be presented to the Cornwall DRB at its next meeting. I presented both of those--survey and site plan- to the Cornwall select board this evening. The only question the select board has is the area called "perpetual easement and right of way". Is there a document at the town hall that identifies that area as a perpetual easement and right of way? Since the Town of Cornwall does not own its own school anymore because of school redistricting we have to gain access to the two acre property through this area entitled perpetual easement and right of way. We are going to have to prove to the School District that we have the right to start our driveway in the area called perpetual easement and right of way. How was the determination made for that area called perpetual easement and right of way while you were doing your research? Thanks Stan Grzyb

Mike Gaines <mcgaines@barnardandgervais.com>  
To: Stan and Kathy Grzyb <vtgrzyb@gmail.com>  
Cc: Jason Barnard <jason@barnardandgervais.com>

Wed, Apr 17, 2024 at 10:55 AM

Good morning Stan.

I've attached the current deed (Volume 84, Page 215) and Listers Card for the Bingham School property. Please refer to page 216 this deed. I highlighted the easement's dimensions. This paragraph clearly enumerates the Grantor's (Town of Cornwall, owners of the proposed CORA project parcel) perpetual, i.e. not subject to discontinuance, retainment of rights to access the CORA parcel over and through the described easement and right of way. This is also called out on the plat with a leader. The Addison Central School District acknowledges the Town of Cornwall's right of access to its parcel with this clause of the deed.




I've also attached the LaRose plat the deed refers to. While our survey disagrees with LaRose's depiction of the School St. / T.H 24 right of way (The town and Vermont statute presume a 3-rod / 49.5' right of way for town roads. I confirmed this with the Town), it is clear that the T.H. 24 right of way extends to the easement depicted on the LaRose plat and retained by the Town in Volume 84, Page 216 and the perpetual dimensioned easement is adjacent to the Town of Cornwall's parcel ensuring right of ingress / egress.

I hope this explanation clarifies the issue for you.

**Michael C. Gaines, L.S.**  
Barnard & Gervais, LLC.  
P.O. Box 133  
Hinesburg, VT 05461  
(802) 482-2597

[Quoted text hidden]

**3 attachments**

-  **Map8\_Bingham School\_1981.pdf**  
2306K
-  **Bingham School\_Current Deed.pdf**  
1661K
-  **24240-CORA-W1-PL-1.pdf**  
1761K