



## Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 22, 2016**

Zoning Amendment:  
**A-1EXC Exclusive Agriculture  
District to R-1 Residence District  
and R-1A Residence District**

Acres: 0.712, 1.59  
Survey Req. YES

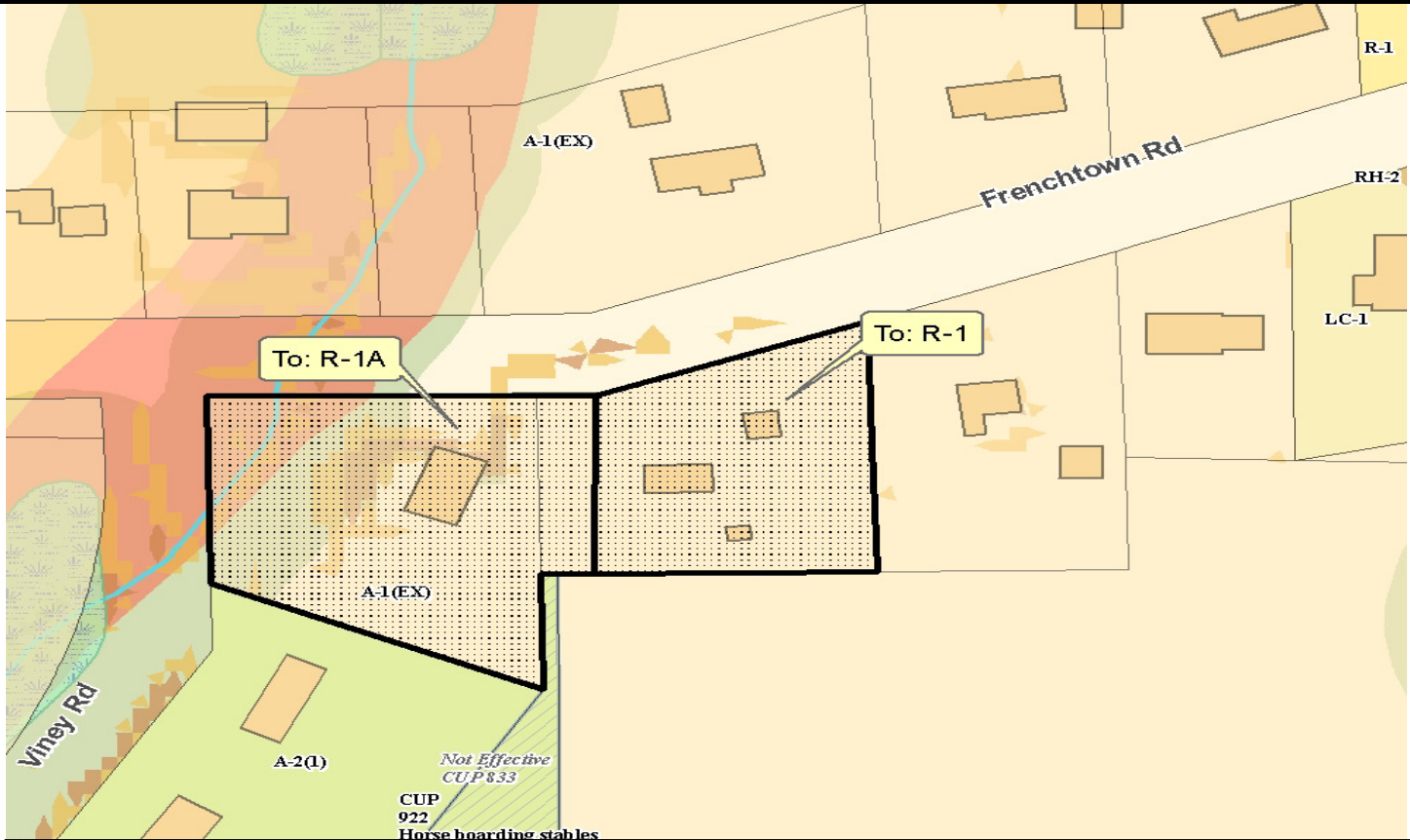
Reason:  
**Shifting of property lines between  
adjacent land owners**

Petition: **Rezone 10950**

Town/sect:  
**Montrose  
Section 22**

Applicant  
**Joseph C Disalvo**

Location:  
**7079 Frenchtown Road**



**DESCRIPTION:** The applicant would like to shift property lines between two residential lots in a small established neighborhood.

**OBSERVATIONS:** There are existing residences on both properties. A perennial stream is located on the west side of the properties. Both properties would be subject to Shoreland Regulations. There is a flood hazard area along with wetlands associated with the perennial stream. The entire area consists of Class II soils. Most of the lots in this area were created in the 1970's prior to a land use plan being adopted by the Town of Montrose..

**TOWN PLAN:** The property is located in the Agricultural Preservation Area. The proposal does not increase the housing density in the area.

**RESOURCE PROTECTION:** A portion of the west lot is within the resource protection area due identified wetlands and the land being partially in a flood hazard area.

**STAFF:** The proposal meets the dimensional standards of the zoning districts.

**TOWN:** Approved with no conditions.