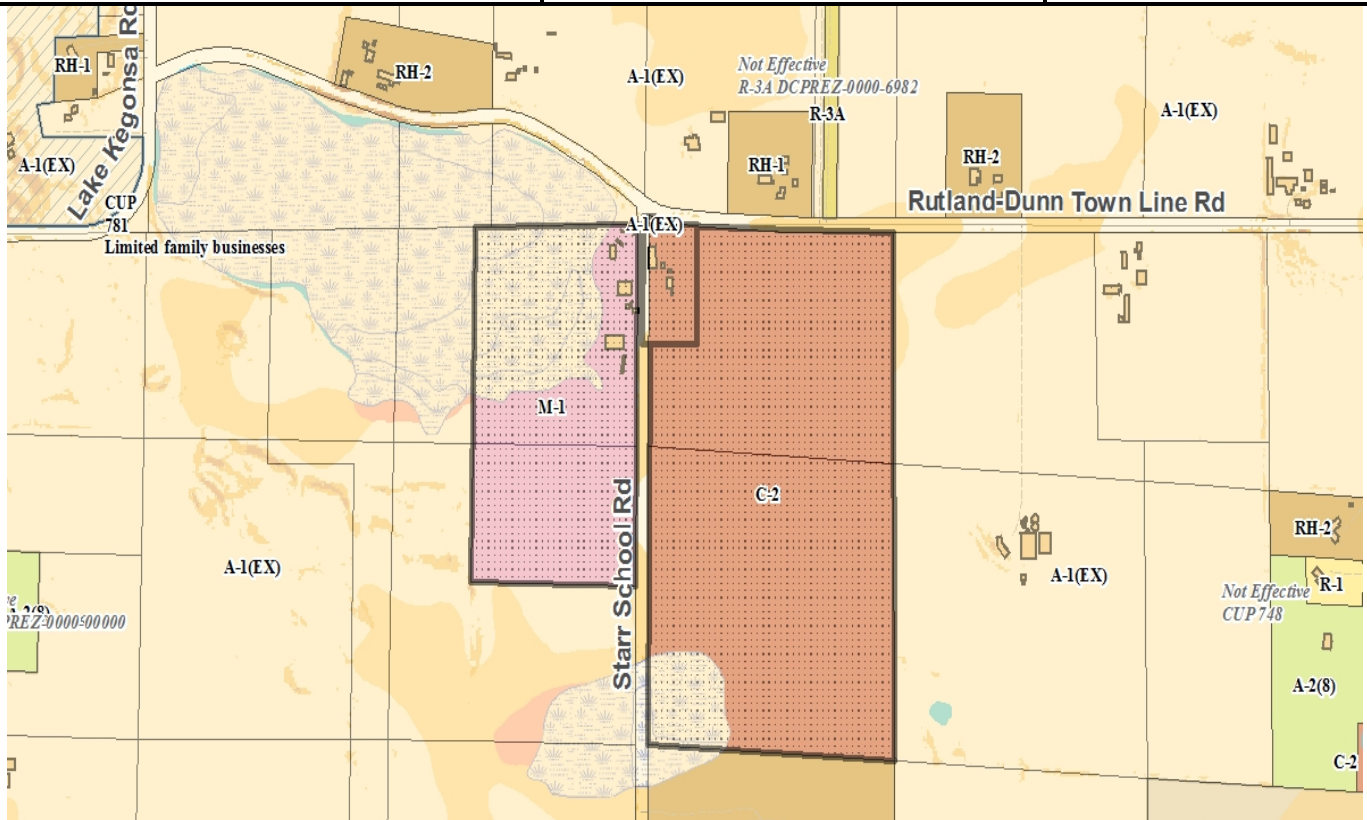




# Notice of Public Hearing

Zoning and Land Regulation Committee

<b>Public Hearing: September 26, 2017</b>	<b>Petition: Petition 11189</b>
<b>Zoning Amendment:</b> C-2 Commercial District TO RH-1 Rural Homes District, C-2 Commercial District TO A-1EX Agriculture District, M-1 Industrial District TO RH-4 Rural Homes District	<b>Town/sect:</b> RUTLAND, Section 1
<b>Acres:</b> 3.6,66.2,32.8 <b>Survey Req.</b> Yes	<b>Applicant:</b> BANKS TR, BARBARA A E
<b>Reason:</b> Creating two residential lots	<b>Location:</b> 1546 STARR SCHOOL RD



**DESCRIPTION:** Applicant proposes to downzone existing M-1 and C-2 zoned property to RH-4, RH-1, and A-1EX zoning to allow creation of two residential parcels and agricultural zoning for remaining lands. No industrial or commercial uses are taking place on the property at this time.

**OBSERVATIONS:** A pond and area of wetlands encroaches onto the north-westerly 1/3 of the proposed RH-4 property, though there is a large area of upland available for a building site. Surrounding uses are agriculture and rural residential.

**TOWN PLAN:** The property is in the town's agricultural preservation area.

**RESOURCE PROTECTION:** An area of resource protection corridor associated with the pond and wetlands is located on the north-westerly 1/3 of the proposed RH-4 property. A minimum wetland setback of 75' will apply to any development on the RH-4 parcel.

**STAFF:** Town plan policies support downzoning of property to accommodate agricultural and rural residential uses within the agricultural preservation area. The proposed rezoning is consistent with town plan policies. Staff recommends approval with no conditions.

**TOWN:** Approved.