

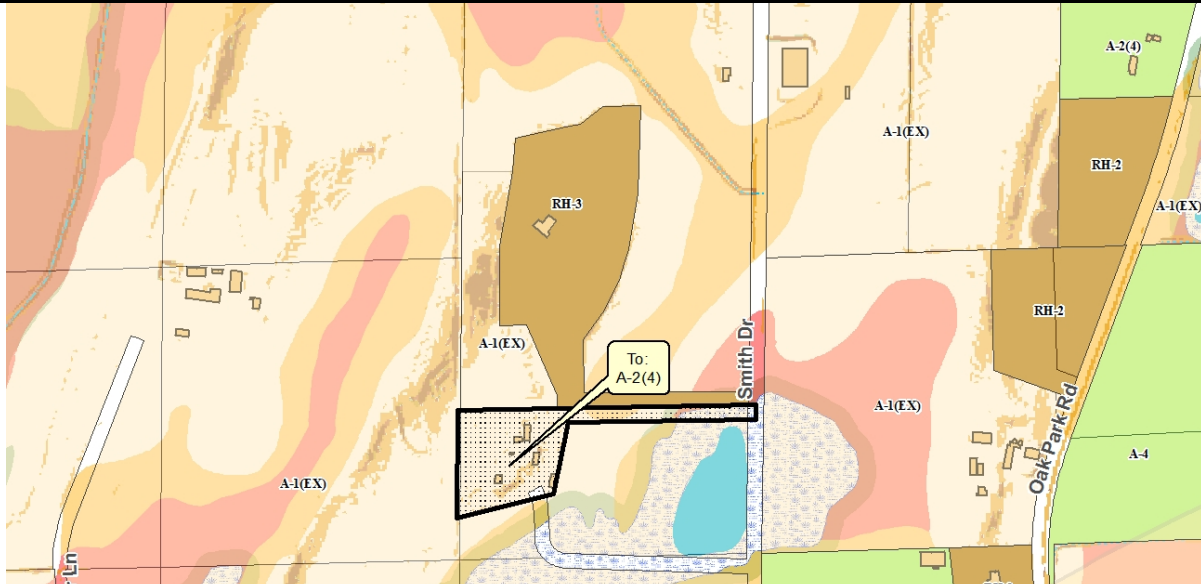


Staff Report

<i>Public Hearing:</i> January 23, 2018	<i>Petition:</i> Petition 11235
<i>Zoning Amendment:</i> A-1EX Agriculture District TO A-2 (4) Agriculture District	<i>Town/sect:</i> DEERFIELD, Section 7
<i>Acres:</i> 5.9 <i>Survey Req.</i> Yes	<i>Applicant</i> SOLO W PIERCE III
<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 4219 SMITH DR

Zoning and Land Regulation Committee

REVISION: 44 acres to A-4 Agriculture



DESCRIPTION: Applicant proposes to separate an existing residence from the surrounding farmland.

OBSERVATIONS: Surrounding land uses include agriculture, open space, and scattered rural residences. An area of mapped wetlands and shallow pond are located on the property just east of the residence. An unnamed town road provides access to the property.

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the larger farm property remains eligible for 3 splits / density units. If the petition is approved, 2 density units will remain available. Note that the proposed lot design is intended to facilitate discontinuance / vacation of the unnamed town road.

RESOURCE PROTECTION: An area of resource protection corridor associated with mapped wetlands and the small pond is located on the property. No new development proposed that would impact these sensitive environmental features.

STAFF: With the current configuration of the proposed lot, a separate parcel is being created between the unnamed Town road and the proposed lot. The applicant is speaking to the Town to see if the public road can be vacated. If not, a 3-lot CSM will be required.

1/23 ZLR MEETING: The petition was postponed due to no town action and to allow time for the petitioner to deal with the public road issue.

TOWN: Approved with no conditions.

STAFF UPDATE: The Town has decided not to vacate the unnamed road. In order for the proposal to conform to the land division regulations, additional lots will need to be added to account for the remaining lands. A lot will need to be created on each side of the unnamed road. Each lot will be less than 35 acres in size. A different zoning district will need to be assigned due to the minimum acreage of the A-1 Exclusive Agriculture Zoning District.

Staff suggests that the petition be amended to include the remaining 44 acres. It is suggested that this area be rezoned to the A-4 Agriculture Zoning District; strictly for agricultural purposes.