



Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10961**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural Homes District

Town/sect:
Deerfield Section 26

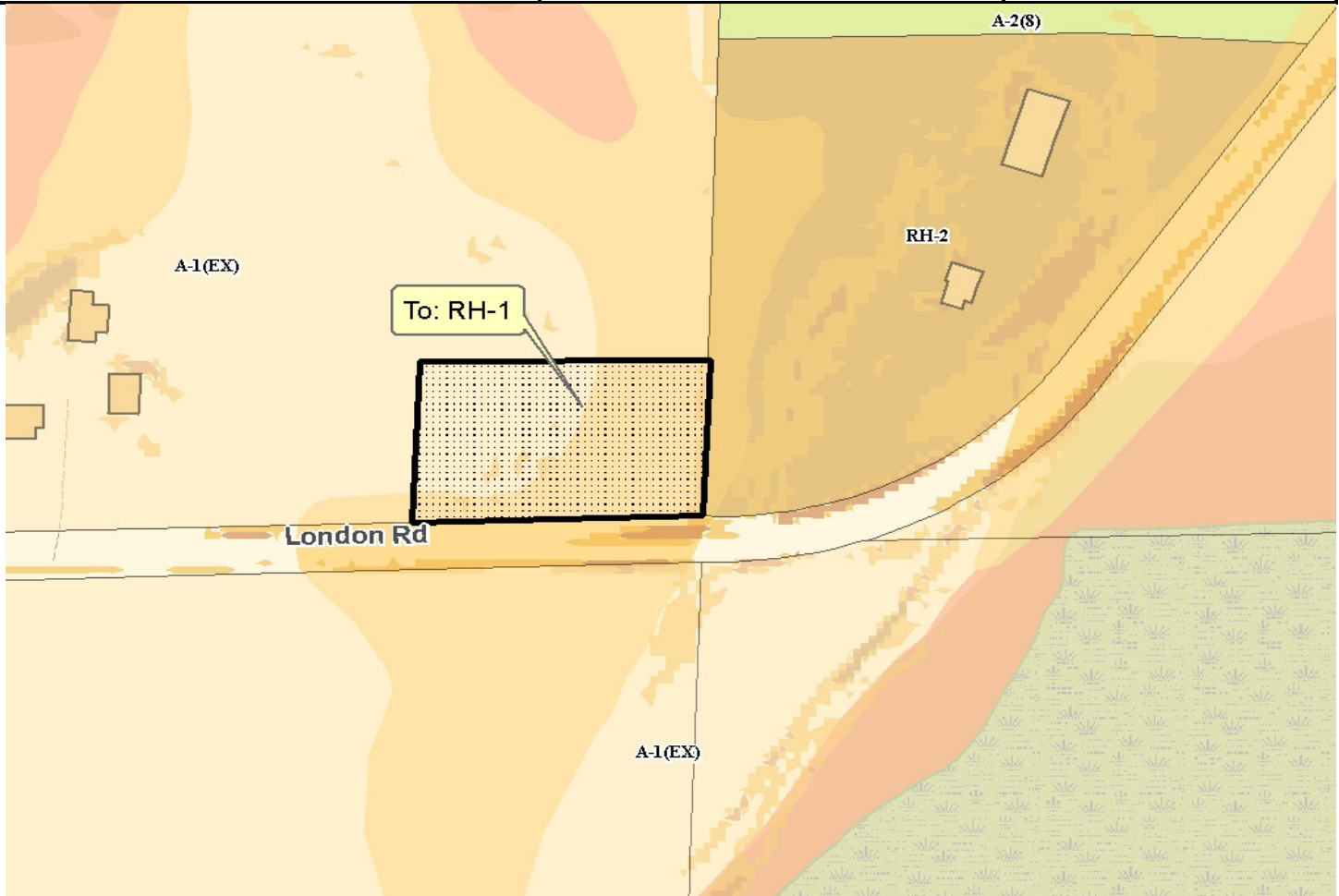
Acres: 2.0
Survey Req. Yes

Applicant
Mancheski Acres

Reason:
Creating one residential lot

Location:
East of 366 London Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to create a 2-acre residential lot on the 40-acre property.

OBSERVATIONS: There is an existing residence and several outbuildings on the current property. The proposed lot will consist of 50% of Class II soils. No other sensitive environmental features were observed.

TOWN PLAN: The property is located in an Agricultural Preservation area. As indicated on the attached density study report, the property is eligible for a single split under the town plan. No further division of the property would be permitted for additional non-farm development.

RESOURCE PROTECTION: The development is located outside of the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district. Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned land owned by the applicant prohibiting further residential development, in accordance with town plan policies.

TOWN: Approved conditioned upon prohibiting development on the remaining A-1 Exclusive lands..