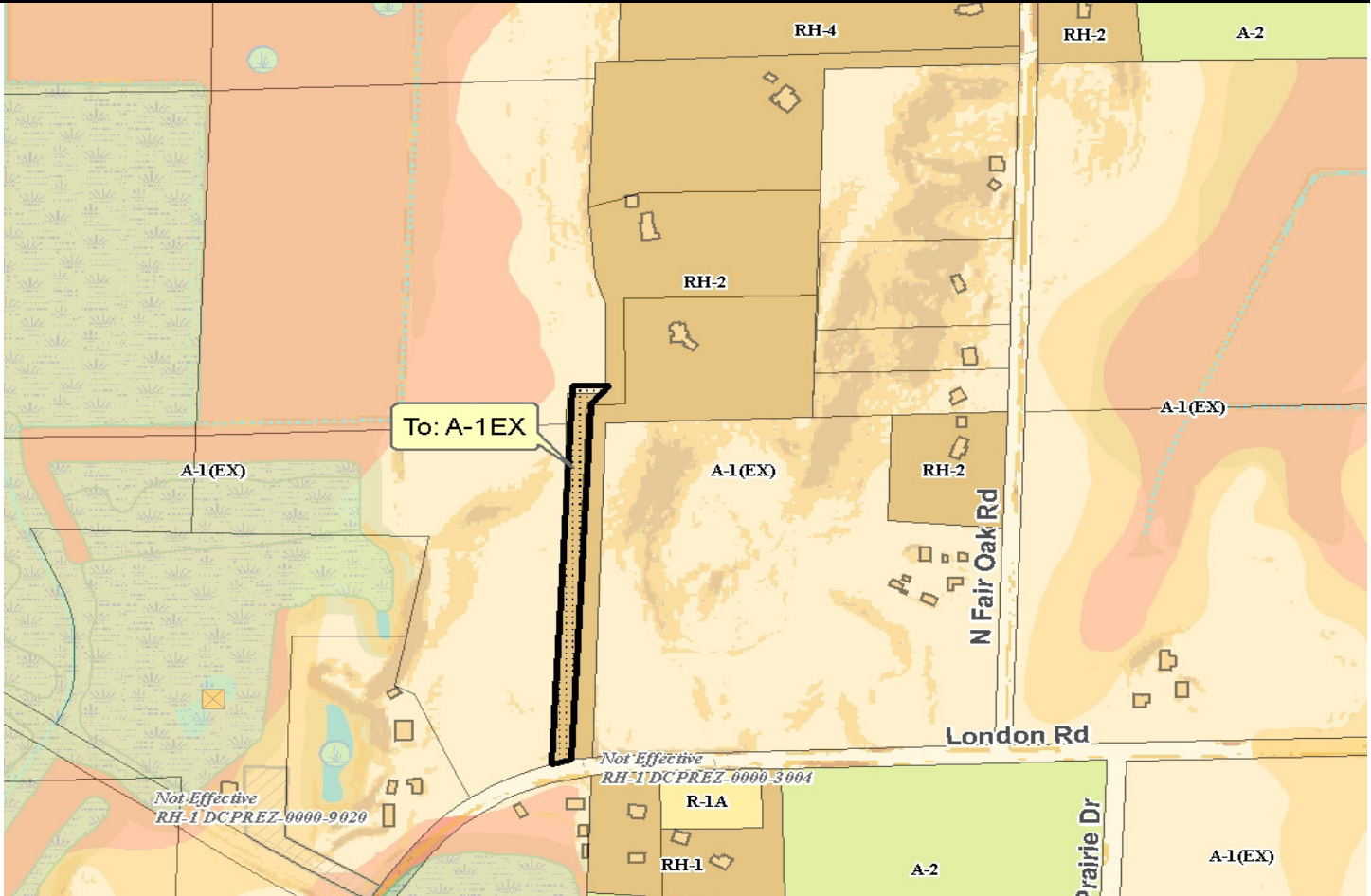




Staff Report

Zoning and Land Regulation Committee	Public Hearing: October 27, 2015	Petition: Rezone 10903
	Zoning Amendment: RH-2 Rural Homes District to A-1EX Exclusive Agriculture District	Town/sect: Deerfield Section 26
	Acres: 2.23 Survey Req. Yes	Applicant Brown REV Living TR, Gerald & Laurel J
	Reason: Shifting of property lines between adjacent land owners	Location: 468 London Road



DESCRIPTION: Applicant proposes rezoning a 66' strip of land from RH-2 to A-1EX. The strip of land was initially rezoned and included in the existing CSM to comply with the road frontage requirement of the subdivision ordinance. Access to the two residential is via the existing shared driveway located on adjoining lot 3 of CSM 10920.

OBSERVATIONS: The 66' strip of land is cropped and rented to a neighboring farmer. The property consists of approximately 30% class II soils. No new development proposed.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area. Town plan policies promote shared driveway accesses.

RESOURCE PROTECTION: No resource protection corridors on the property.

STAFF: The proposal appears consistent with town plan policies. A waiver from the 66' of road frontage requirement of the county subdivision code will be required. Said waiver request is scheduled for committee consideration at the 10/27/15 public hearing. Note that the owners have an existing shared driveway easement agreement outlining maintenance and other issues related to the shared access. Staff recommends that the petition be acted upon after committee consideration and action on the frontage waiver request.

TOWN: Approved with no conditions..