



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 27, 2015**

Petition: **Rezone 10905**

Zoning Amendment:

**A-1EX Exclusive Agriculture District and R-1A Residence District to RH-2 Rural Homes and A-1EX Exclusive Agriculture District**

Town/sect:

**Roxbury Section 10**

Acres: 5.0, 0.98  
Survey Req. Yes

Applicant

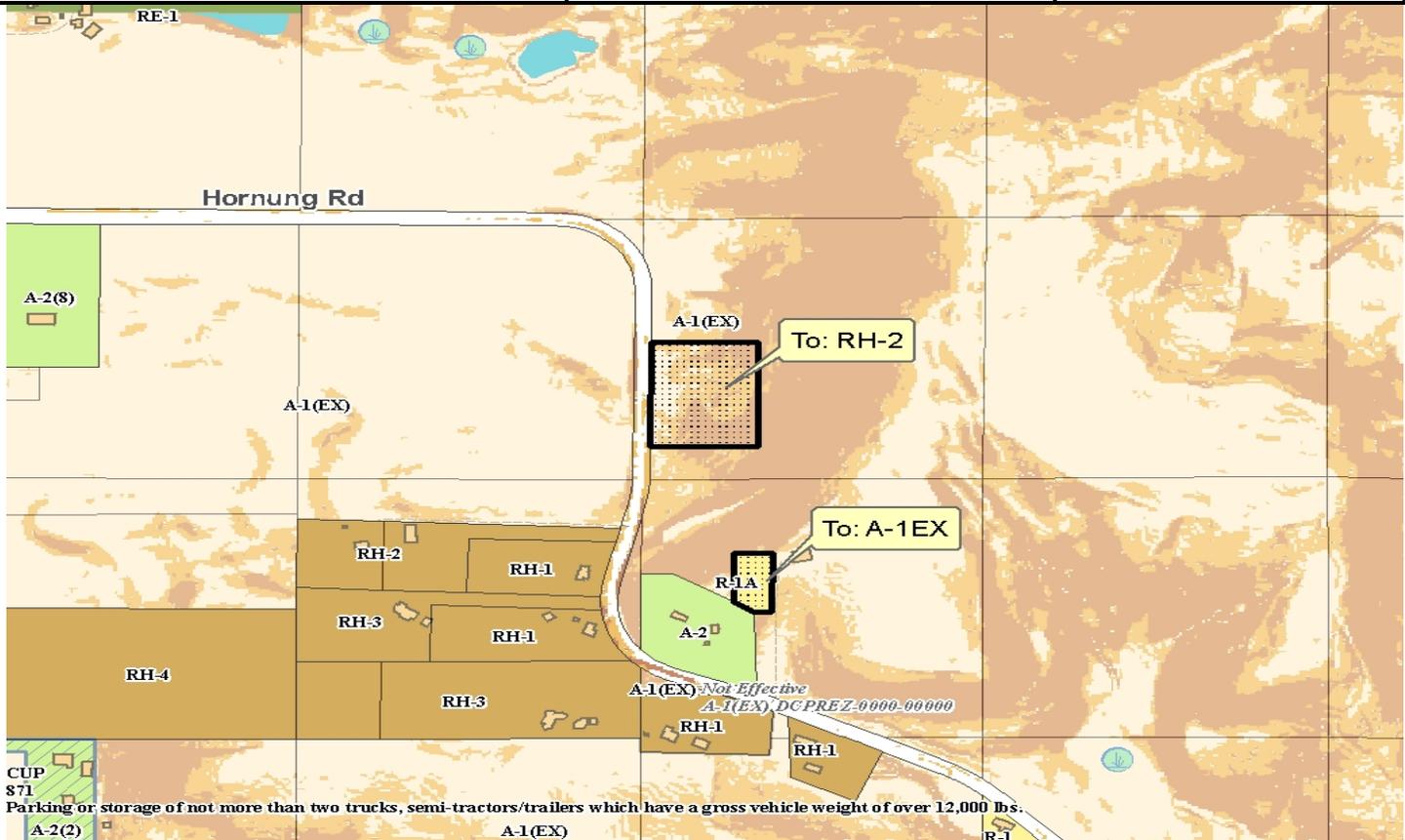
**John Ederer**

Reason:

**Relocating existing residential lot**

Location:

**8600 Horung Road**



**DESCRIPTION:** Applicant proposes to relocate a building site on the property. An existing R-1A zoned buildable area (not a separate lot) within the ~70 acre ownership parcel would be rezoned back to A-1EX, and a new RH-2 zoned parcel would be created.

**OBSERVATIONS:** An area of steep slope topography exists on the proposed RH-2 parcel. No other sensitive environmental features observed.

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

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The proposal appears consistent with town plan policies. As noted on the attached density study report, the eligible splits will be exhausted if the petition is approved. Staff recommends that a deed restriction be recorded prohibiting further residential development on the balance of A-1EX zoned land owned by the applicant.

**TOWN:** Approved