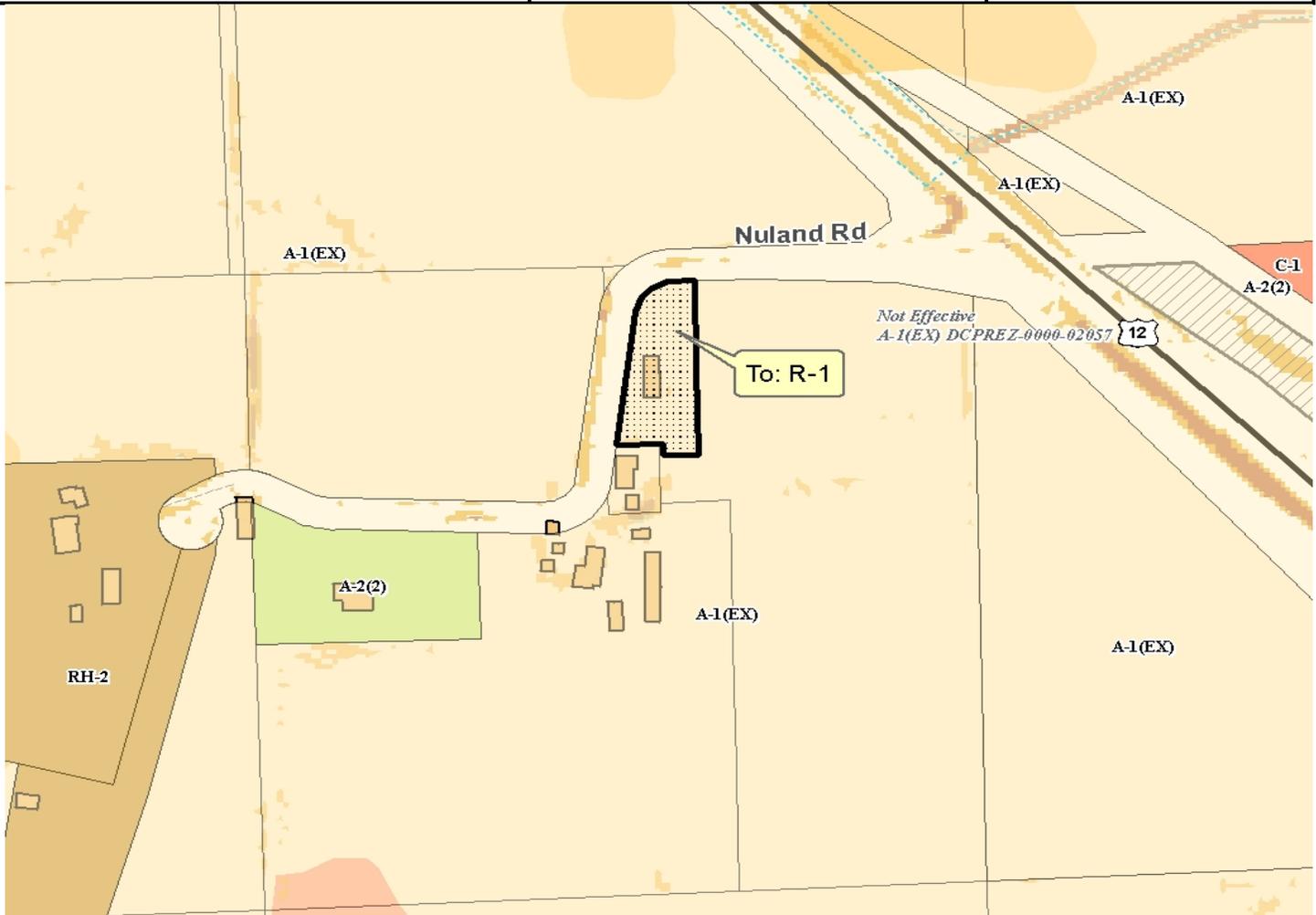




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> October 27, 2015	<i>Petition:</i> Rezone 10902
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to R-1 Residential District	<i>Town/sect:</i> Deerfield Section 33
<i>Acres:</i> 1.2 <i>Survey Req.</i> Yes	<i>Applicant:</i> Janet L Berge
<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 935 Nuland Road



DESCRIPTION: Applicant proposes to divide an existing farm residence from the farmland.

OBSERVATIONS: No sensitive environmental features observed. Property consists of approximately 40% class II soils.

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 is consistent with town plan policies. As indicated on the attached density study report, the property remains eligible for 2 density units / splits. The town counts separation of residences onto parcels less than 35 acres. If approved, it appears 1 density unit / split will remain available to the property.

TOWN: Approved with no conditions.