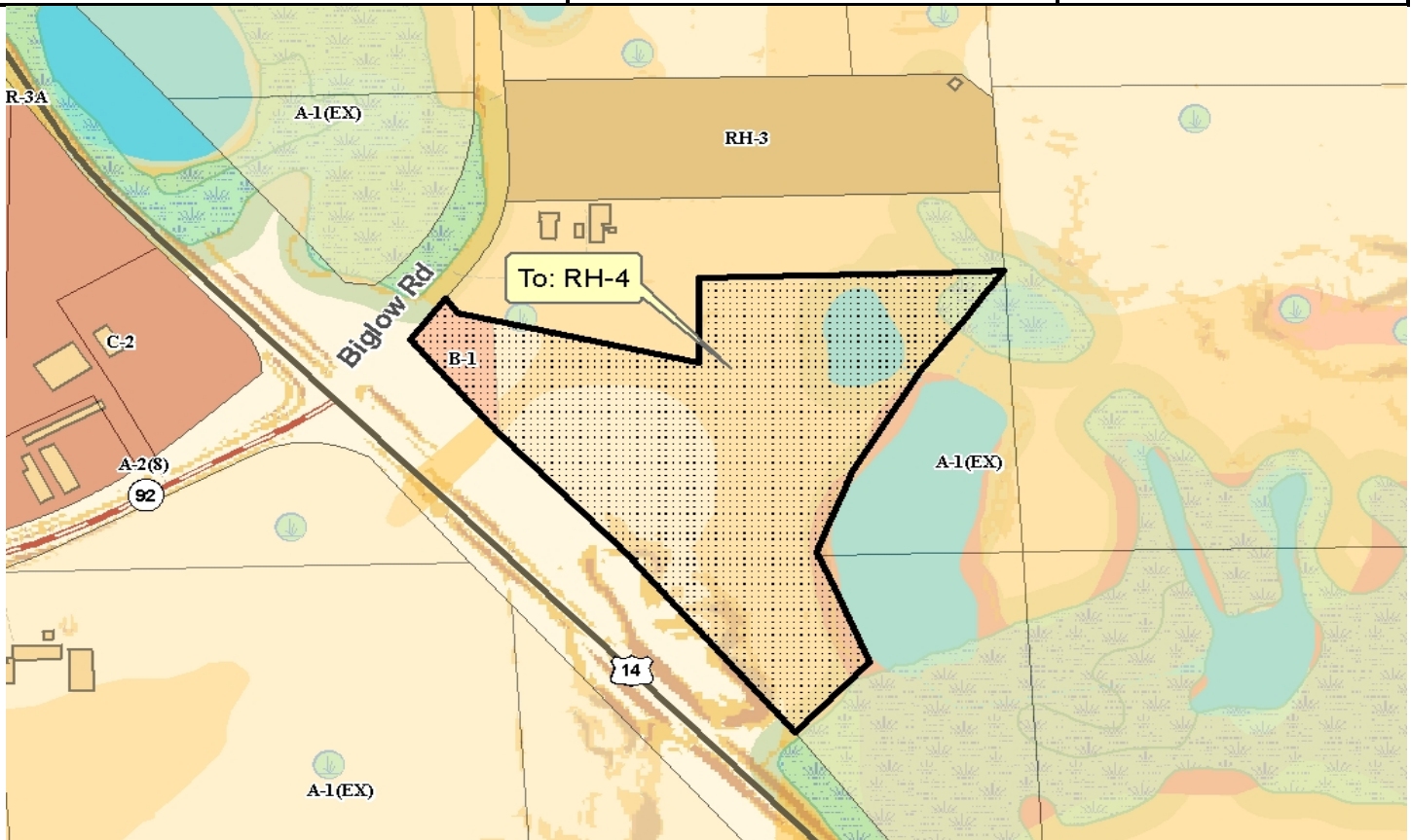




Staff Report

<i>Public Hearing:</i> October 25, 2016	<i>Petition:</i> Rezone 11042
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District and B-1 Business to RH-4 Rural Homes District	<i>Town/sect:</i> Rutland Section 32
<i>Acres:</i> 19.79 <i>Survey Req. No</i>	<i>Applicant</i> Larry G Farnsworth
<i>Reason:</i> zoning compliance for residential use	<i>Location:</i> South of 160 Biglow Road

Zoning and Land Regulation Committee



DESCRIPTION: The petitioner would like to change the zoning of an existing lot in order to construct a single-family residence.

OBSERVATIONS: This parcel was created at a time that the Village of Brooklyn was exercising their Extra-territorial zoning authority(2002-2004). A portion of the property was rezoned to B-1 Business in 1950 due to the property being at a major intersection. There are several ponds located along the east side of the property and there are wetlands surrounding these ponds. The property will be subject to Shoreland regulations. All lands lower than the 942' elevation are subject to floodplain regulations. The entire property consists of Class II soils.

TOWN PLAN: The property is located in the Agricultural Preservation area. The property was legally created in 2004 under the Town Plan policies and approved by the Brooklyn/Rutland joint ETZ Committee. See density study.

RESOURCE PROTECTION: The east portion of the property is in the resource protection area due to the ponds and wetlands. Any development shall be a minimum of 75 feet away from the shoreline and wetland boundary. A wetland delineation study will need to be performed on the property to determine the extent of the wetland.

STAFF: The property meets the dimensional standards of the zoning district. Development will be subject to Shoreland, Floodplain, and Wetland regulations.

TOWN: Approved with no conditions.