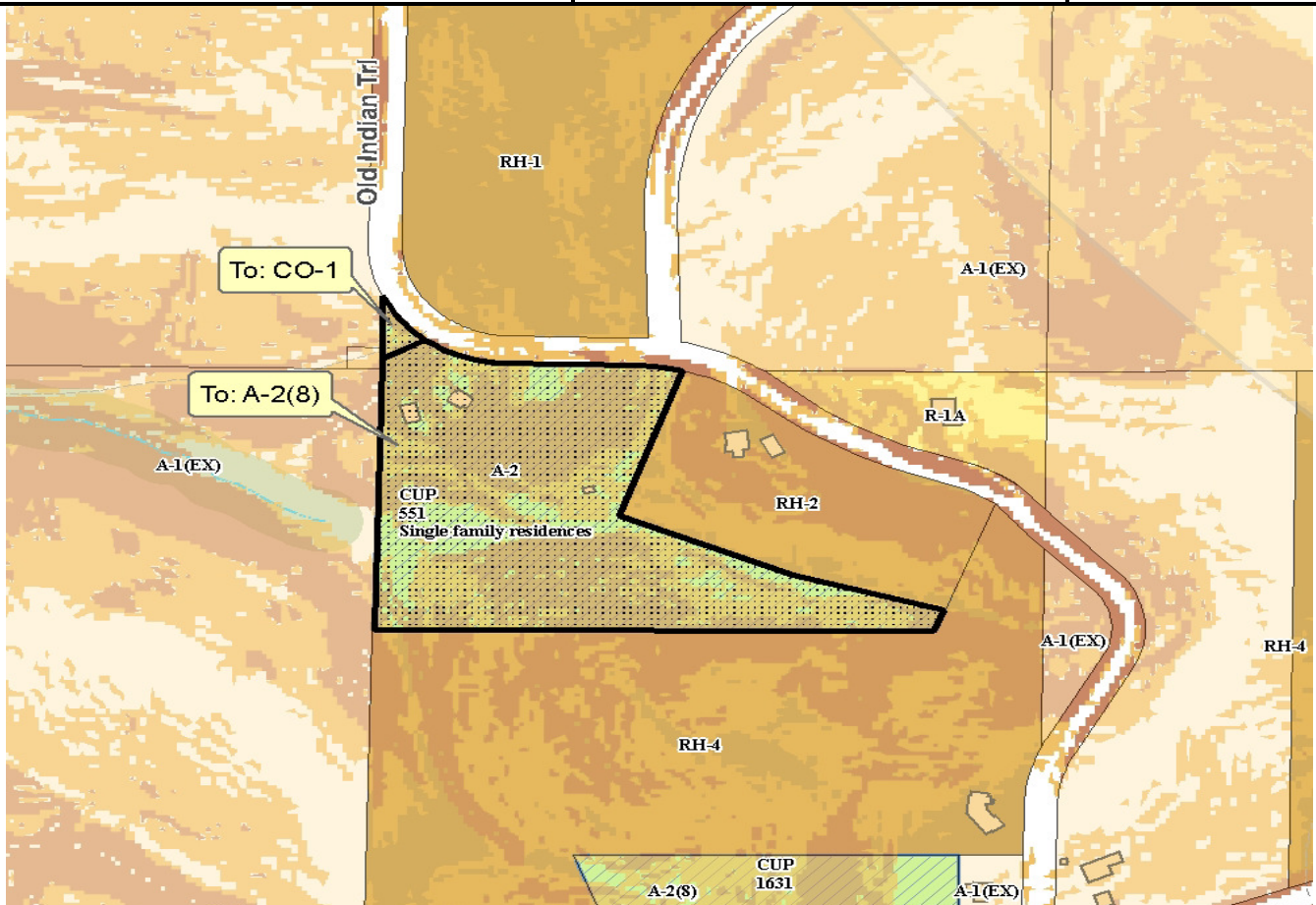




Staff Report

Zoning and Land Regulation Committee	Public Hearing: February 23, 2016	Petition: Rezone 10945
	Zoning Amendment: A-2 Agriculture District to A-2(8) Agriculture District and CO-1 Conservancy District	Town/sect: Vermont Section 4
	Acres: 10.22, .23 Survey Req.	Applicant Michael Schmidt
	Reason: Creating a small parcel for an adjacent landowner to acquire road access	Location: 4617 Old Indian Trail



DESCRIPTION: The petitioner has agreed to sell a portion of their property to the adjacent landowner in order for the adjacent landowner to own access to Old Indian Trail. Currently, access is obtained through an easement across the property.

OBSERVATIONS: There is an existing residence and barn on the 10-acre property. The majority of the land consists of slopes exceeding 20% grade. There are no other sensitive environmental features observed. The property to the west (adjacent landowner) consists of an 80-acre property with an existing residence.

TOWN PLAN: The property is located in the Rural Preservation Area. There will be no increase in density as part of this petition.

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

STAFF: The proposal meets the dimensional standards of the zoning districts and appears consistent with Town Plan policies.

TOWN: Approved with no conditions.