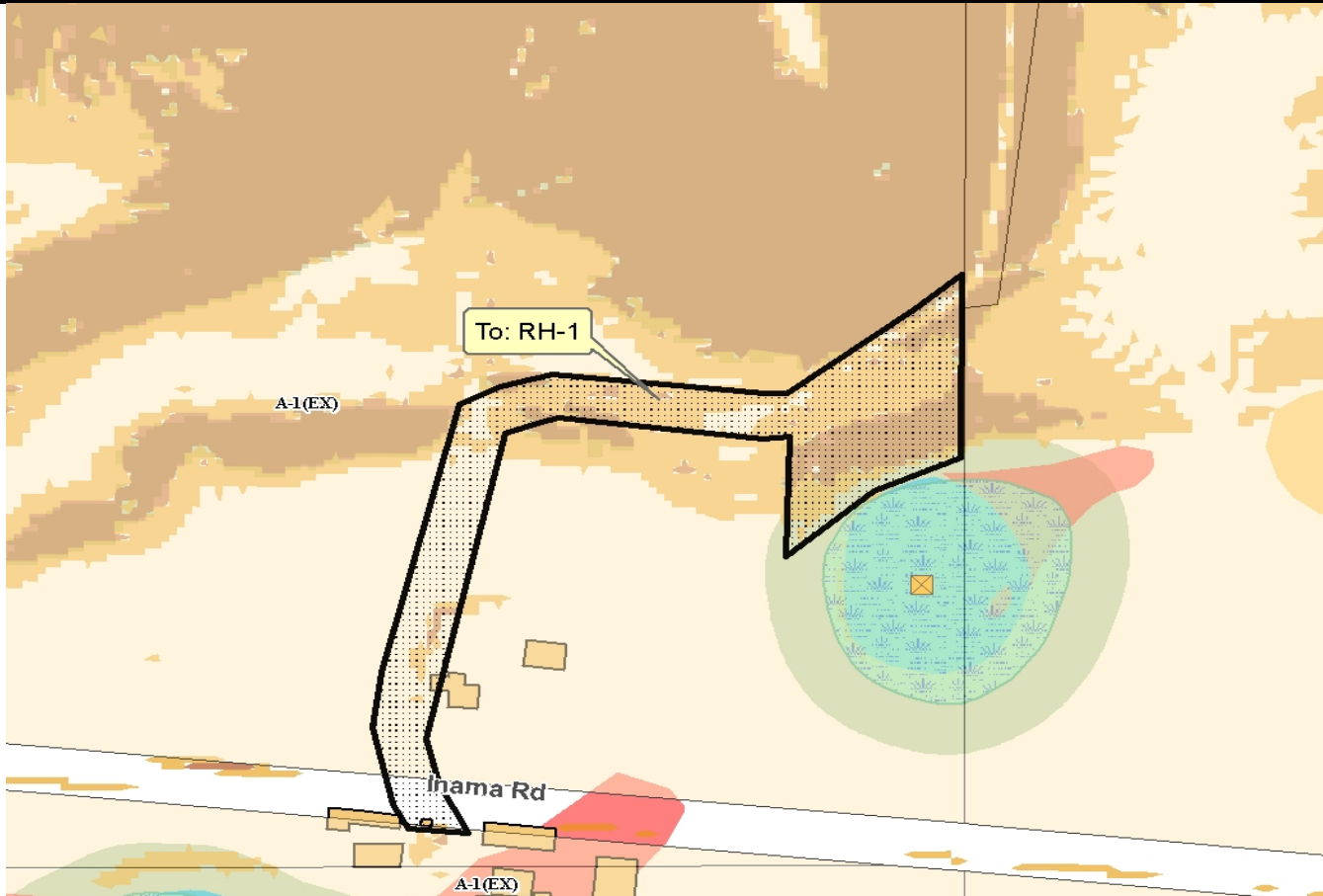




Staff Report

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| Zoning and Land Regulation Committee | <i>Public Hearing:</i> October 25, 2016 | <i>Petition:</i> Rezone 11052 |
| | <i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District | <i>Town/sect:</i> Roxbury Section 5 |
| | <i>Acres:</i> 3.0 <i>Survey Req.</i> Yes | <i>Applicant:</i> Philip L Marx |
| | <i>Reason:</i> Creating one residential lot | <i>Location:</i> Northeast of 7772 Inama Road |



DESCRIPTION: The petitioner would to create a residential lot for their daughter on the 200-acre farm.

OBSERVATIONS: A small area of Class I and II soils is located along the southerly 1/3 of the proposed parcel. Access to the home site would be via an existing field drive that would be engineered and improved to meet town driveway standards. A small area of slopes over 12% grade is located on a portion of the property. An area of wetland buffer is also located on the southerly edge of the property. It appears that a suitable building site is located on the property outside of the wetland buffer and steep slope areas.

TOWN PLAN: The property is located in the town's agricultural preservation area. There are 4 housing density rights available for the property.

RESOURCE PROTECTION: A small area of resource protection corridor associated with the 75' wetland buffer zone and slopes over 20% grade is located on the southerly 1/3 of the building envelope area of the proposed new parcel.

STAFF: The town prohibits development on slopes over 20% grade. While generally discouraged, development may be allowed on slopes between 12-20% grade where careful site planning is conducted. The applicant has submitted soil test results and plans to utilize an existing access drive to serve the building site. The proposal appears reasonably consistent with town plan policies.

TOWN: Approved with no conditions.