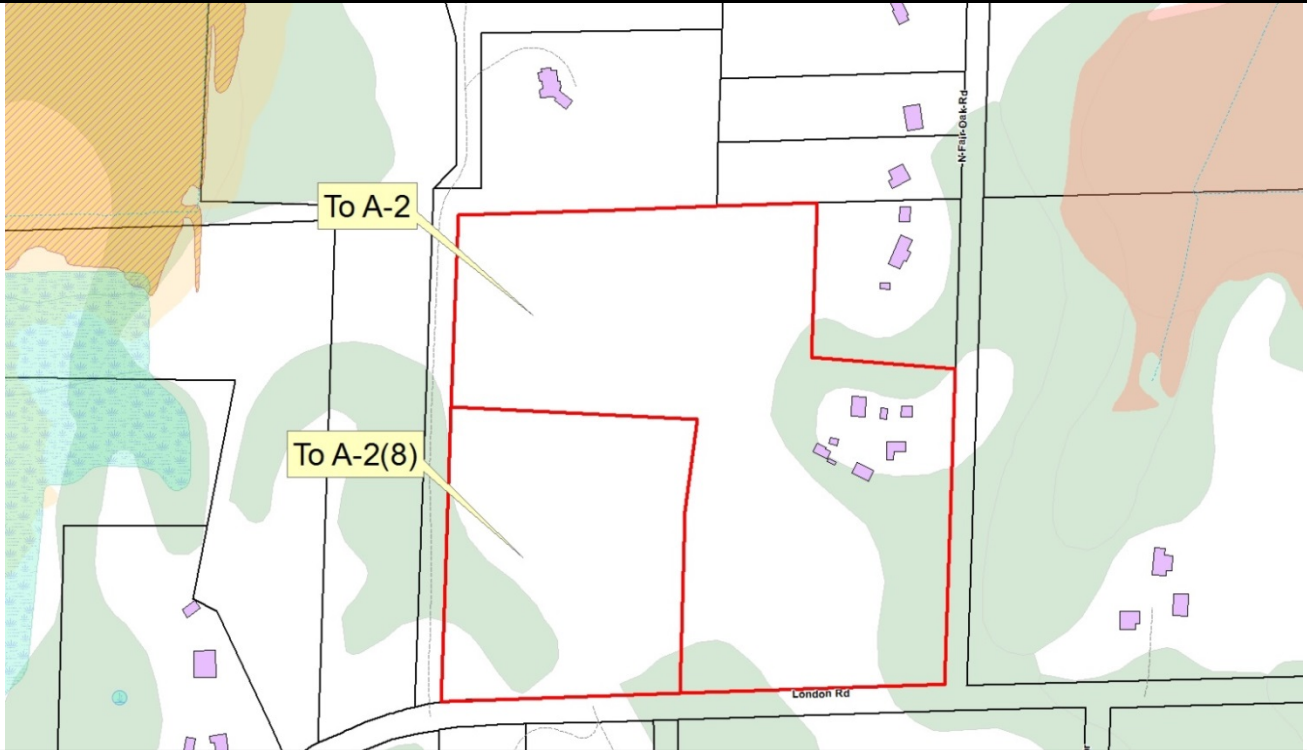




# Staff Report

<b>Public Hearing: October 24, 2017</b>	<b>Petition: Petition 11201</b>
<b>Zoning Amendment: A-1EX Agriculture District TO A-2(8) Agriculture District and A-2 Agriculture District</b>	<b>Town/sect: DEERFIELD, Section 26</b>
<b>Acres: 11.4, 25 Survey Req. Yes</b>	<b>Applicant JOHN C LUBICK</b>
<b>Reason: Creating one residential lot</b>	<b>Location: 3593 N FAIR OAK RD</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant proposes to create a two lot Certified Survey Map consisting of a new ~11 acre residential parcel to be zoned A-2(8), and a second A-2 zoned parcel totaling ~25 acres to provide zoning compliance for the remaining acreage containing the existing farm residence and building. The proposal would involve transferring a development right from a different farm property owned by the applicant.

**OBSERVATIONS:** Surrounding uses are agricultural and rural residential. The proposed new A-2(8) residential parcel consists of approximately 15% class II soils. No sensitive environmental features observed.

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

**RESOURCE PROTECTION:** No areas of resource protection corridor located on the property.

**STAFF:** The proposal meets the dimensional standards of the zoning district and appears reasonably consistent with the town comprehensive plan. The applicant proposes to transfer a development right from nearby property located north of 575 London Road in sections 26 and 27. The proposed sending farm has one development right available. See attached density studies.

The town of Deerfield plan includes a policy allowing for such transfers of development rights between properties held in common ownership. Proposed transfer appears consistent with town plan policies.

Staff recommends that approval be conditioned on recording of a deed restriction on the sending property indicating that the housing density units have been exhausted and prohibiting residential development (parcels 0712-274-9500-8, 0712-274-8000-5, and 0712-263-8640-4). Staff also recommends recording of a notice document on the proposed A-2(8) parcel indicating that the lot was created as a result of the development right transferred from the sending property.

**TOWN:** Approved.