



Staff Report

Public Hearing: **November 25, 2014**

Petition: **Rezone 10772**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-4 Small lot Agriculture District

Town/sect:
Deerfield Section 28

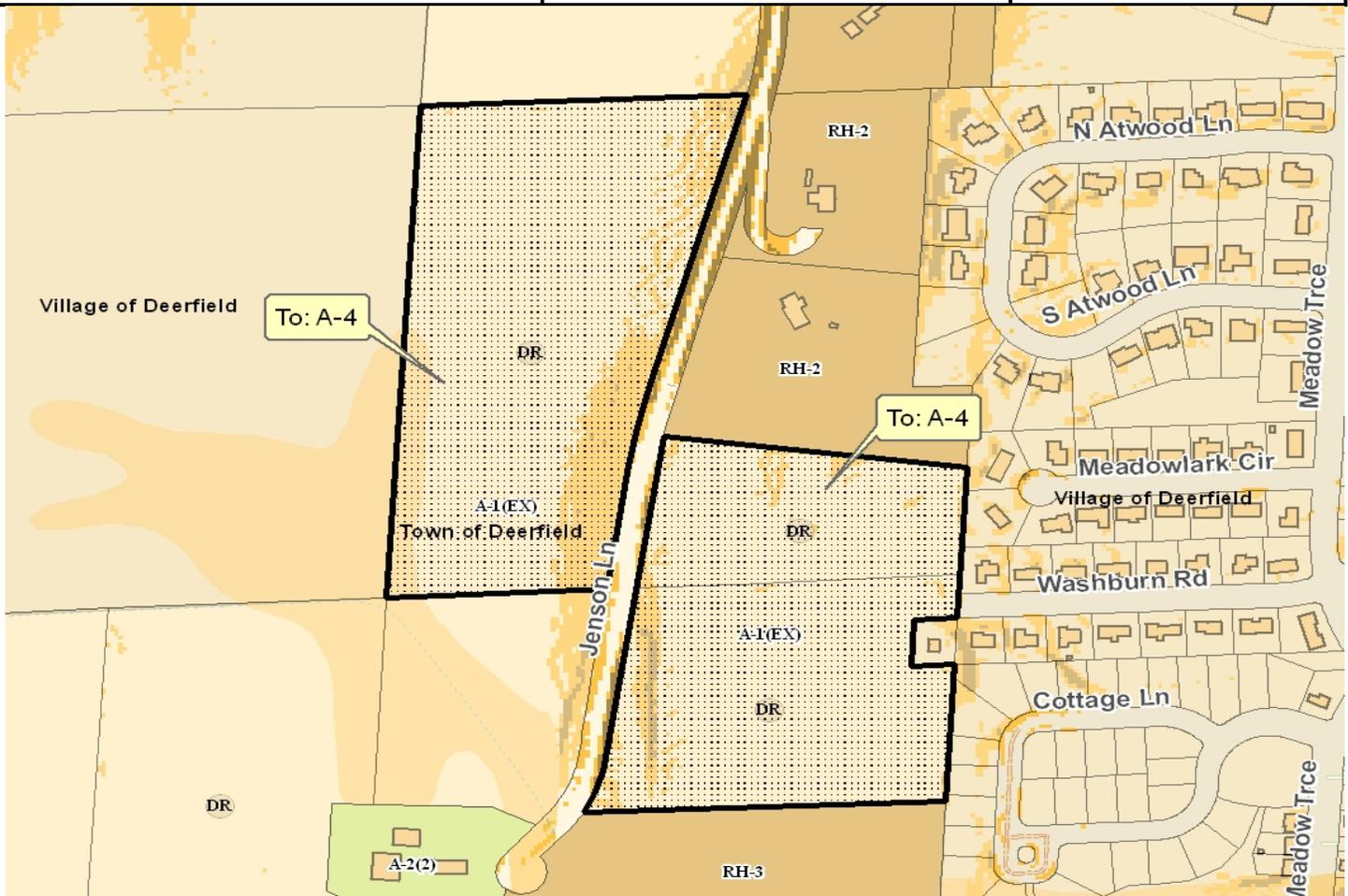
Acres: **37.4**
Survey Req. **Yes**

Applicant
Storms REV TR, Gerald J & Arlene B

Reason:
Dividing the family farm among family members

Location:
South and west of 3592 Jenson Lane

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create two agricultural parcels as part of an estate settlement. No development is proposed.

OBSERVATIONS: The property is located between the limits of the Village of Deerfield. The property abuts the Village's Urban Service Area. 50% of the proposed west parcel consist of Class I soils and approximately 50% of the proposed east parcel consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's Agricultural Preservation Area. Town plan policies promote continued agricultural land uses and preservation.

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: The proposal is consistent with town plan policies. There are no remaining housing density rights on the property. Deed restrictions have previously been recorded on the property that prohibit further development on the original farm.

TOWN: Approved with no conditions.