



Staff Report

Public Hearing: **July 26, 2016**

Petition: **Rezone 11011**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(2) Agriculture District

Town/sect:
Dunkirk Section 14

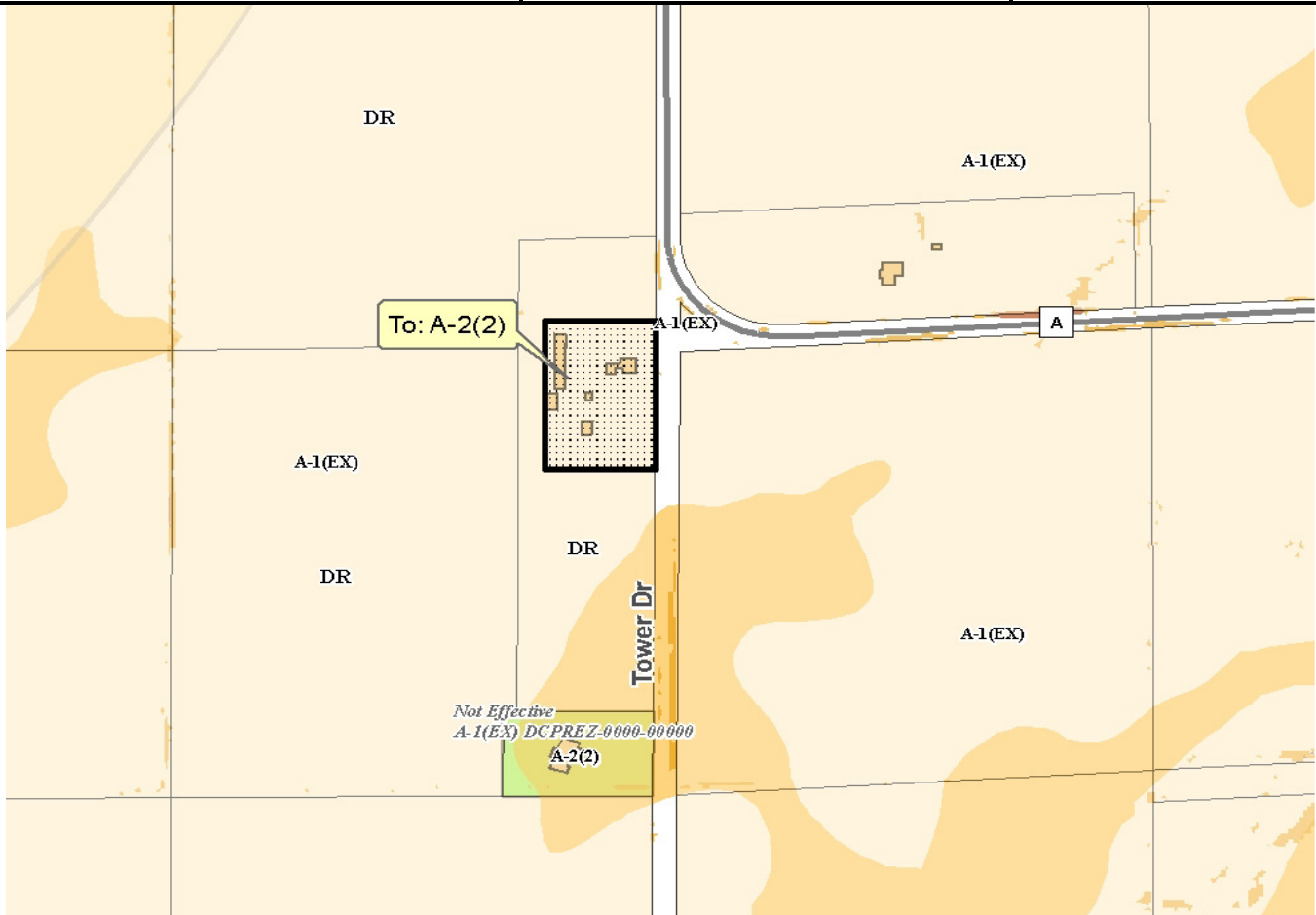
Acres: **3**
Survey Req. *Yes*

Applicant
Berdine M Alme

Reason:
Separating existing residence from farmland

Location:
919 Tower Drive

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to separate the existing residence and buildings from the farm.

OBSERVATIONS: The property consists of the existing residence, accessory buildings, and yard. No sensitive environmental features observed.

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

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the property is not eligible for any additional splits. Note that the town counts all residences toward the density limitation of 1 house per 40 acres owned. Note that the balance of the A-1EX zoned land was previously deed restricted to prohibit further residential development.

TOWN: Approved conditioned upon a deed restriction being placed on the remaining property to prohibit further residential development..