



Staff Report

Public Hearing: **May 24, 2016**

Petition: **Rezone 10982**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(8) Agriculture District

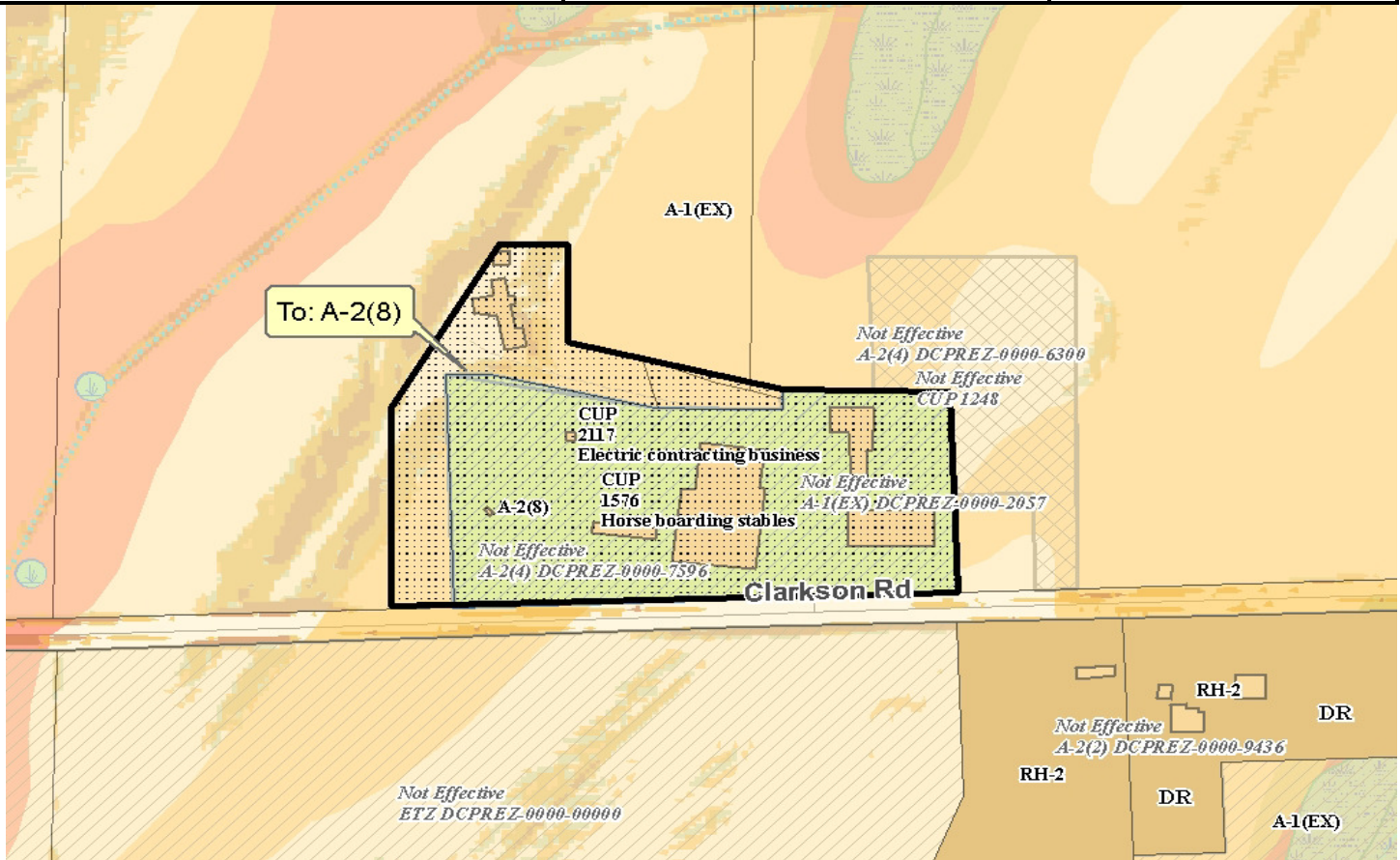
Town/sect:
York Section 33

Zoning and Land Regulation Committee

Acres: **3.6**
Survey Req. **Yes**
Reason:
Adding residence to existing lot

Applicant
Gary a Grundahl

Location:
852 Clarkson Road



DESCRIPTION: Applicant proposes to separate the existing residence from the farm by adding it to an existing A-2(8) zoned CSM lot.

OBSERVATIONS: The property consists of 50% class II soils. No sensitive environmental features observed. No new development proposed. There is a deed restriction currently on the property that prohibits the separation of the residence from the horse boarding stable and the business. The proposal will combine all land uses within one parcel.

TOWN PLAN: The property is located in an agricultural preservation area.

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

STAFF: As indicated on the attached density study report, the property remains eligible for one possible split. Separating the existing residence will result in no net change in density, therefore, one possible split will remain if the petition is approved.

TOWN: Approved with no conditions.