



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 28, 2018**

Petition: **Petition 11324**

Zoning Amendment:  
**A-1EX Agriculture District TO A-2 (8) Agriculture District, A-2 (2) Agriculture District TO A-2 (2) Agriculture District**

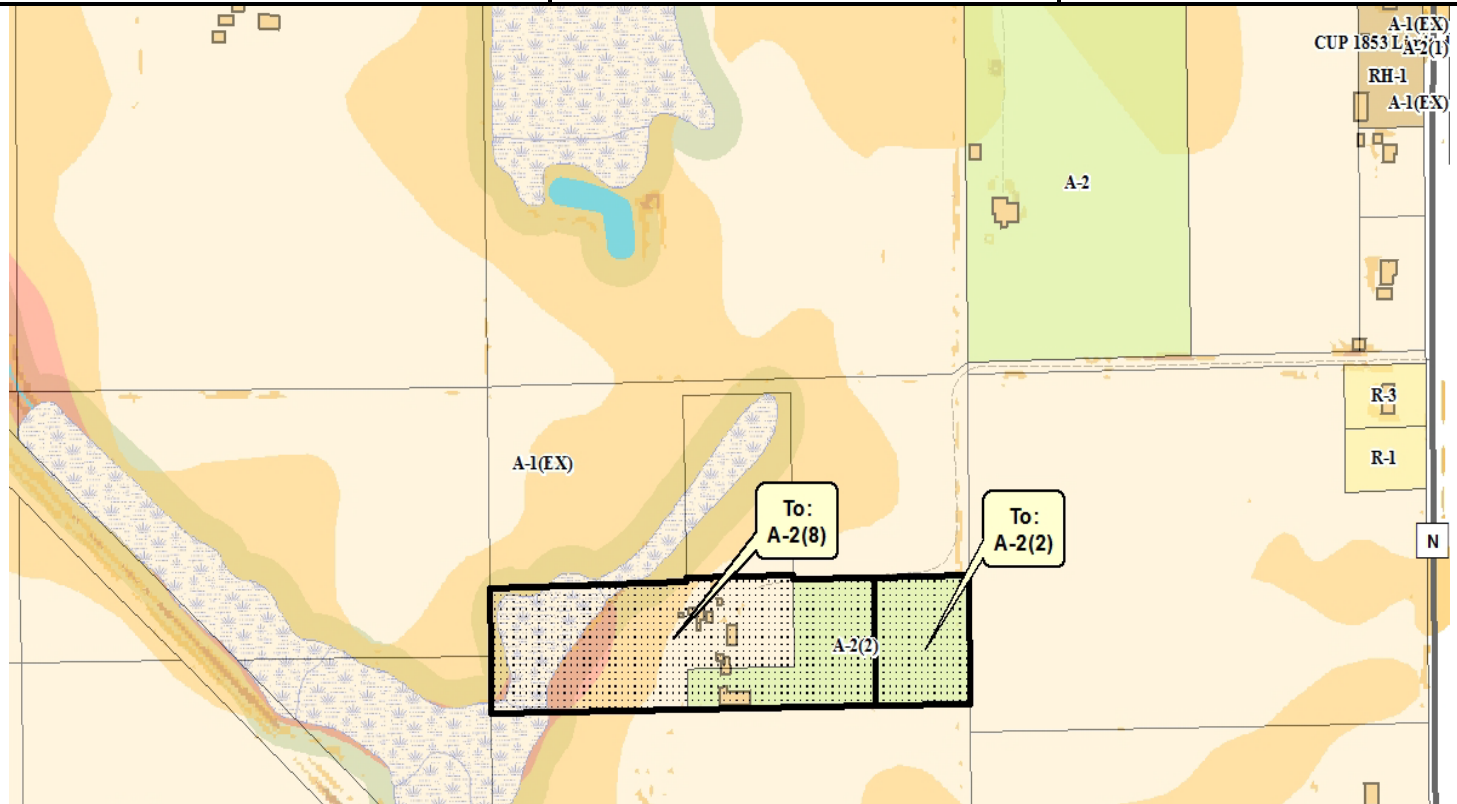
Town/sect:  
**ALBION, Section 32**

Acres: 8.1,2  
Survey Req. Yes

Applicant  
**JANE M COOK**

Reason:  
**Reconfiguring boundaries between two existing lots of record.**

Location:  
**105 COUNTY HIGHWAY N**



**DESCRIPTION:** Applicant owns two existing parcels and wishes to reconfigure the boundary between them. The properties would be brought into compliance with zoning and land division regulations by rezoning to A-2(8) and A-2(2). There is an existing residence on the proposed A-2(8) parcel.

**OBSERVATIONS:** Surrounding land uses include agriculture / open space, and scattered rural residences. There is an area of mapped wetlands located on the westerly portion of the proposed A-2(8) parcel.

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

**RESOURCE PROTECTION:** An area of resource protection corridor associated with the mapped wetlands and 75' wetland buffer is located on the westerly 1/3 of the proposed A-2(8) parcel. No new development proposed on the A-2(8) parcel.

**STAFF:** The subject property consists of two legal lots of record that were created prior to June of 1979 when the town began participating in the state farmland preservation plan. Town plan policies allow for such lots to be rezoned to an appropriate district and used as a building site. Because the property does not have direct frontage onto CTH N, a waiver from the 66' of frontage requirement is requested. The property is accessed via an existing driveway and easement across adjoining property. The proposed reconfiguration and zoning / land division compliance is consistent with town plan policies.

**TOWN:** Approved with no conditions..