
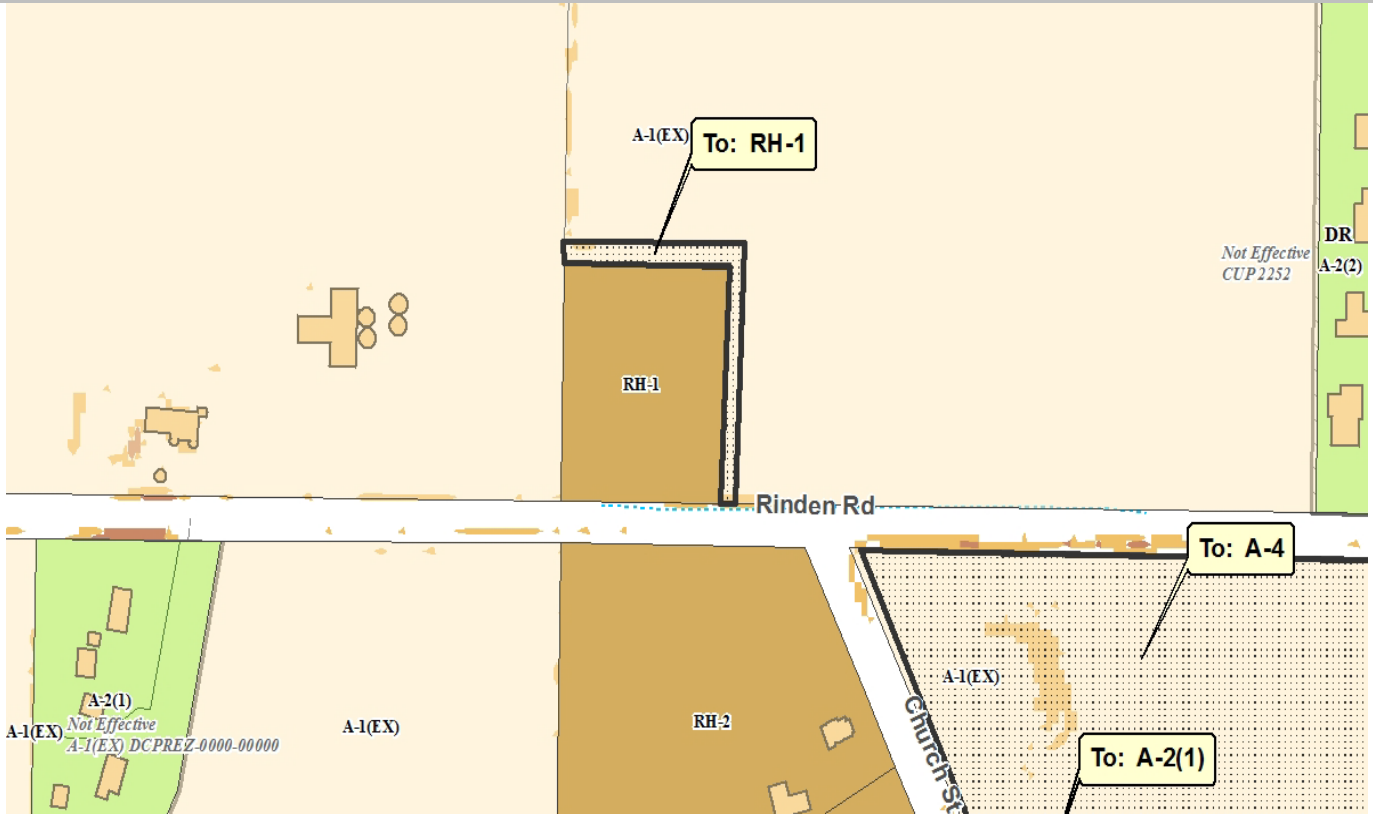


Staff Report  Zoning and Land Regulation Committee	<u>Public Hearing:</u> January 22, 2019 February 12, 2019		Petition 11373
	<u>Zoning Amendment Requested:</u> A-1EX Agriculture District to RH-1 Rural Homes District		<u>Town/Section:</u> Pleasant Springs, Section 2
	<u>Size:</u> 0.47 Acres	<u>Survey Required?</u> Yes	<u>Applicant:</u> Ronald A. Lund
	<u>Reason for the request:</u> Increasing size of residential lot		<u>Address:</u> 900 feet east of Rinden Road



DESCRIPTION: The applicant proposes to add approximately half an acre to the currently undeveloped, 2.32-acre wooded RH-1 zoned parcel. Increasing the size of the lot could enable future installation of a driveway to serve the property without the need to remove a significant number of mature trees. The applicant owns both the existing RH-1 lot and the adjoining A-1EX land.

OBSERVATIONS: Surrounding uses include agriculture / open space and scattered rural residences. There are no sensitive environmental features observed. No additional development would be permitted as a result of the lot expansion.

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

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

STAFF: The proposed parcel expansion appears consistent with town plan policies. The existing parcel is heavily wooded. The additional land being added to the parcel would facilitate installation of a driveway along the edge of the adjoining farm field. This will lower costs of installing a driveway, preserve mature trees on the lot and have nominal impact on agricultural production. Note that future driveway access requires a permit issued by the town of Pleasant Springs.

TOWN: Approved