
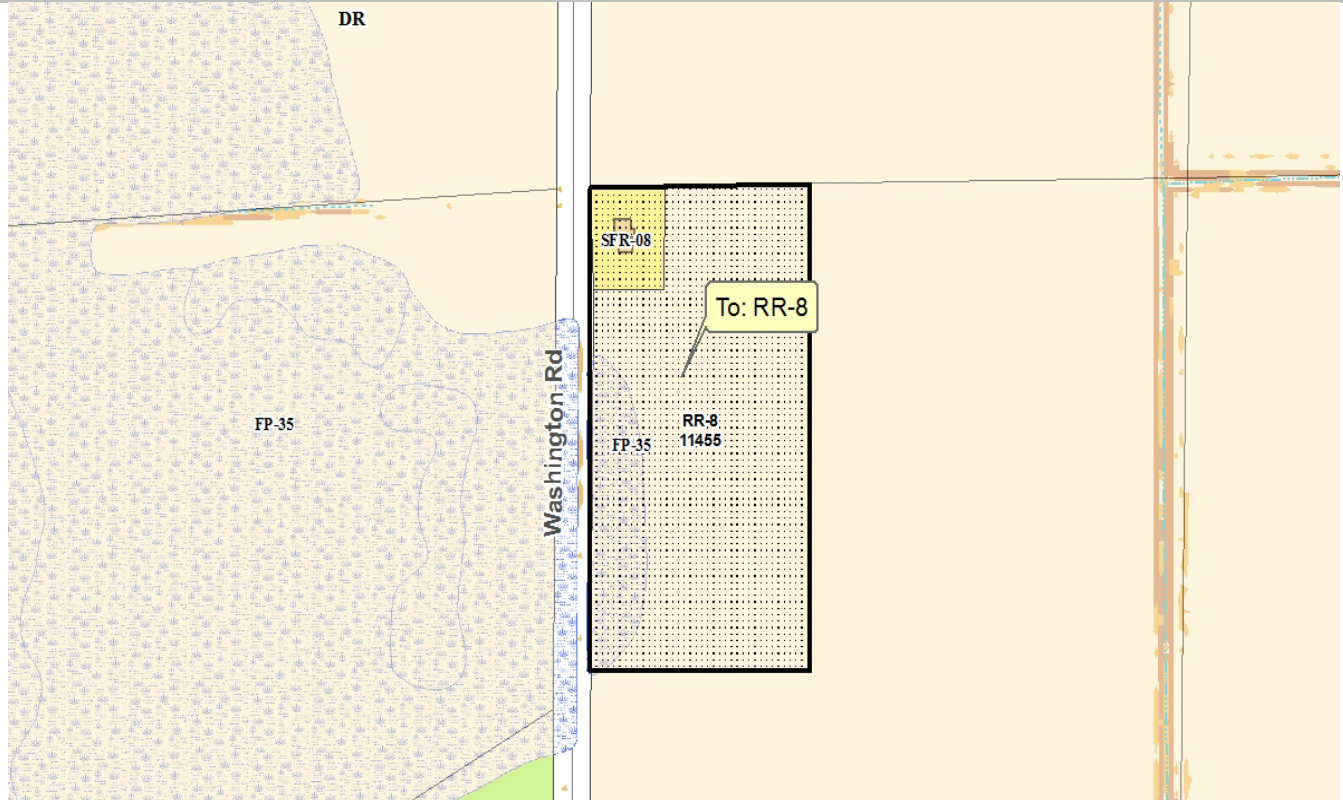


<p><b>Staff Report</b></p>  <p><b>Zoning and Land Regulation Committee</b></p> <p>Questions? Contact Majid Allan at 267-2536</p>	<p><i>Public Hearing:</i> <b>August 27, 2019</b></p>	<p><b>Petition 11455</b></p>	
	<p><i>Zoning Amendment Requested:</i></p> <p><b>SFR-08 (Single Family Residential, small lots) District TO RR-8 (Rural Residential, 8 to 16 acres) District, FP-35 (General Farmland Preservation) District TO RR-8 (Rural Residential, 8 to 16 acres) District</b></p>	<p><i>Town/Section:</i></p> <p><b>ALBION, Section 19</b></p>	
	<p><i>Size:</i> <b>.72, 8.65 Acres</b></p>	<p><i>Survey Required:</i> <b>Yes</b></p>	<p><i>Applicant</i></p> <p><b>DAKOTA J GRAY</b></p>
	<p><i>Reason for the request:</i></p> <p><b>Shifting of property lines between adjacent land owners</b></p>		<p><i>Address:</i></p> <p><b>724 WASHINGTON ROAD</b></p>



**DESCRIPTION:** The applicant proposes to acquire approximately 8.5 acres of land from the adjoining owner to add to his existing 0.72-acre residential parcel at 724 Washington Road. No new development is proposed at this time, though applicant may seek approval of a Conditional Use Permit to operate a small limited family business on the property in the future.

**OBSERVATIONS:** Surrounding land uses include agriculture / open space and scattered rural residences. An area of wetlands and 100-year floodplain encroach onto the southwesterly 1/3 of the property. No new structural development is proposed at this time.

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

**RESOURCE PROTECTION:** An area of resource protection corridor associated with mapped wetlands, 75’ wetland buffer area, and 100-year floodplain is located on the westerly portion of the property along Washington Road.

**STAFF:** The proposed expansion of the existing parcel appears reasonably consistent with town plan policies. Any future structures will need to avoid the environmentally sensitive areas of the property. Any future commercial activity will require approval of a conditional use permit.

**TOWN:** Approved with no conditions.