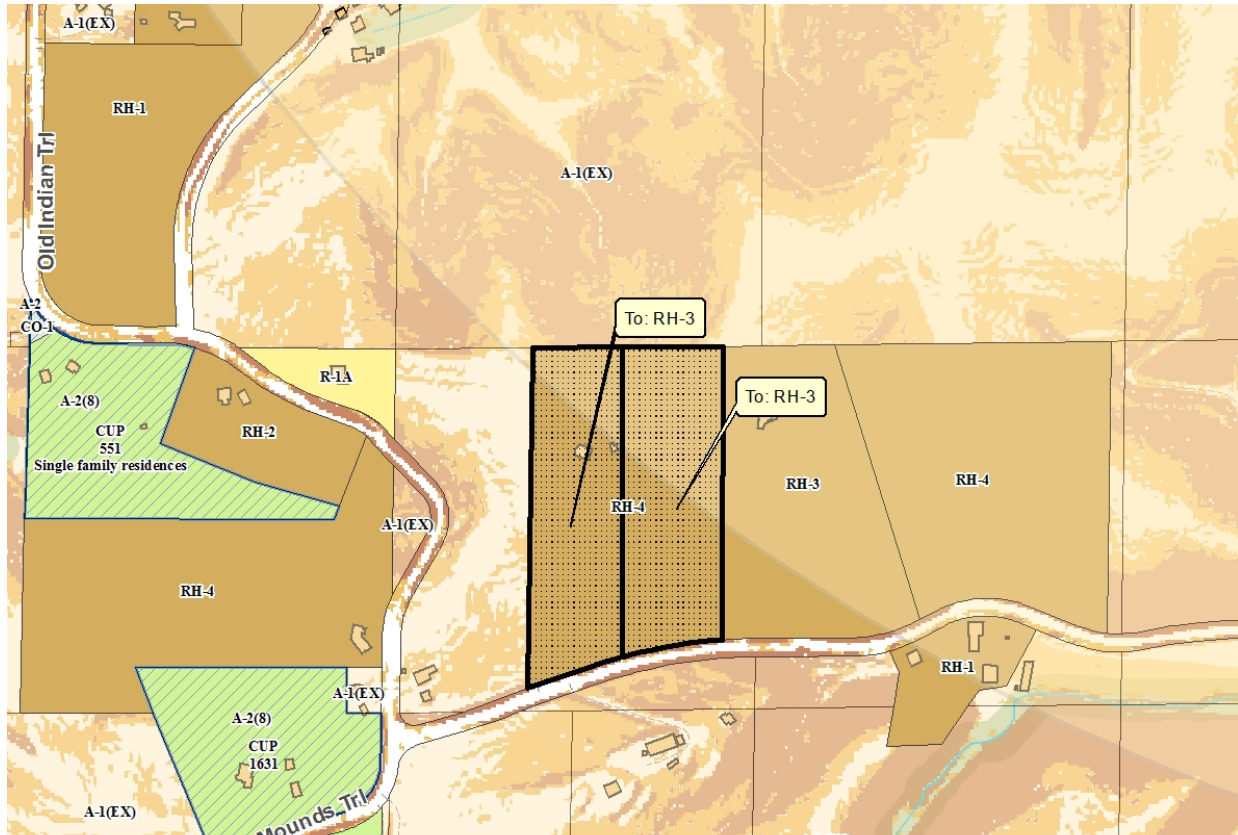




# Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> <b>February 27, 2018</b>	<i>Petition:</i> <b>Petition 11248</b>
<i>Zoning Amendment:</i> <b>RH-4 Rural Homes District TO RH-3 Rural Homes District</b>	<i>Town/sect:</i> <b>VERMONT, Section 3</b>
<i>Acres:</i> 18.7 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>DONALD L PARRELL</b>
<i>Reason:</i> <b>Creating two residential lots from existing residential lot</b>	<i>Location:</i> <b>4543 BLUE MOUNDS TRAIL</b>



**DESCRIPTION:** Applicant wishes to re-divide an existing 18.7 acre RH-4 lot into two RH-3-zoned residential lots.

**OBSERVATIONS:** The applicant is in the process of consolidating housing density rights to one existing lot. In November 2017, the applicant submitted Petition 11210 to rezone an adjacent lot to A-4 Agriculture to free up a housing density right. As part of the petition, a notice is to be placed on the lot transferring the housing density right to lot under this petition. A deed restrict is also required to identify the absence of the housing density right. Given the short timeframe between petitions, the notice and restriction have not been recorded which would make Petition 11210 effective.

**COUNTY HEALTH:** There are no records of the on-site sanitary septic system on the property. The location of the system shall be shown on the Certified Survey Map. The land division shall not separate the house from the sanitary system.

**TOWN PLAN:** The property is in a Farmland Preservation Area under the town/county plan. Residential development is capped at one unit per 35 acres owned as of January 1, 1985. When Petition 11210 becomes effective, a housing density right will be available for this division.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on this parcel.

**STAFF:** Staff recommends postponement of the petition until the deed notice and the deed restriction are recorded to make the previous petition (11210) become effective.

**TOWN:** The Town approved the petition with no conditions.