



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **December 13, 2016**

Petition: **Rezone 11074**

Zoning Amendment:

**A-1EX Exclusive Agriculture District to RH-2 Rural Homes District and A-4 Small Lot Agriculture District, R-1A Residence District to RH-2 Rural Homes District**

Town/sect:

**Albion  
Section 22**

Acres: 10.02, 25.23, 1.51  
Survey Req. Yes

Applicant

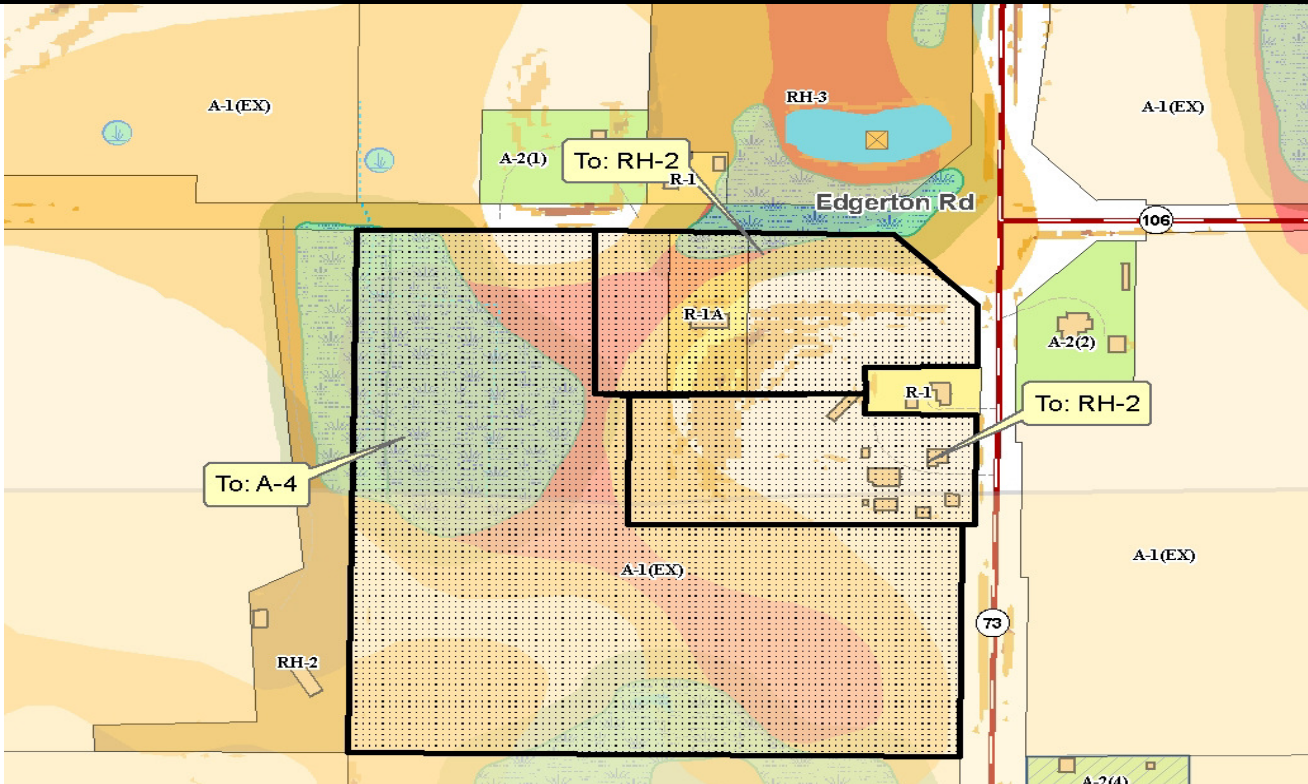
**Wayne A Masek**

Reason:

**Creating two residential lots; two residences existing**

Location:

**688 Edgerton Road**



**DESCRIPTION:** Applicant proposes to separate the existing farm residence from the farm and to reconfigure the boundaries of an existing R-1A zoned residential lot. The balance of the property would be rezoned to the A-4 small lot exclusive ag zoning district.

**OBSERVATIONS:** The property consists of 90% class II soils. Two areas of wetlands exist on the proposed A-4 property. No new development proposed.

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

**STAFF:** As indicated on the attached density study report, the property is not eligible for any splits for new development. The proposal would separate an existing farm residence and expand the size of the applicant's existing R-1A zoned parcel. A mobile home was at one time located on the property. Note that two dwellings may not exist on the southerly proposed RH-2 parcel. If it hasn't already occurred, the mobile home may need to be removed from the property to avoid a potential zoning violation. Proposal otherwise appears reasonably consistent with town plan policies.

**STAFF UPDATE:** The mobile home was removed from the property.

**TOWN:** Approved with no conditions.