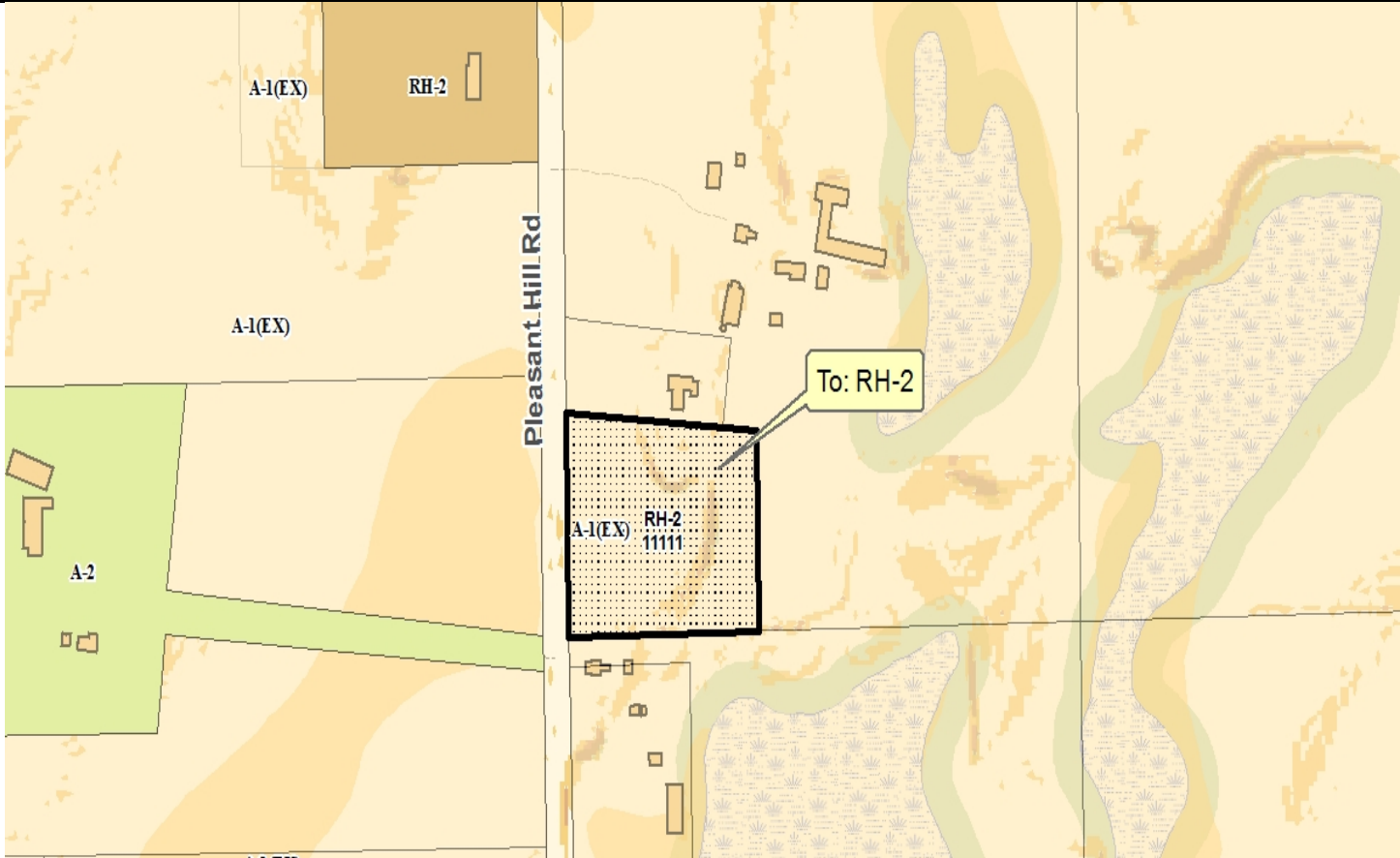




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 25, 2017	<i>Petition:</i> Rezone 11111
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-2 Rural Homes District	<i>Town/sect:</i> Dunkirk Section 2
	<i>Acres:</i> 5 <i>Survey Req. Yes</i>	<i>Applicant</i> Ronald J Cotter
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> 1494 Pleasant Hill Rd



DESCRIPTION: The applicant proposes to create a 5 acre residential lot for sale.

OBSERVATIONS: The parcel is partially wooded and appears to be pastureland.

TOWN PLAN: The property is located in the town’s agricultural preservation area. As indicated on the attached density study reports 2 density rights exist on this farmstead. One will remain if this petition is approved.

RESOURCE PROTECTION: No Resource Protection areas on the proposed lot.

STAFF: The proposal meets the dimensional standards of the zoning district and the density policy of the Town Comprehensive Plan.

TOWN: The town approved with no conditions.