
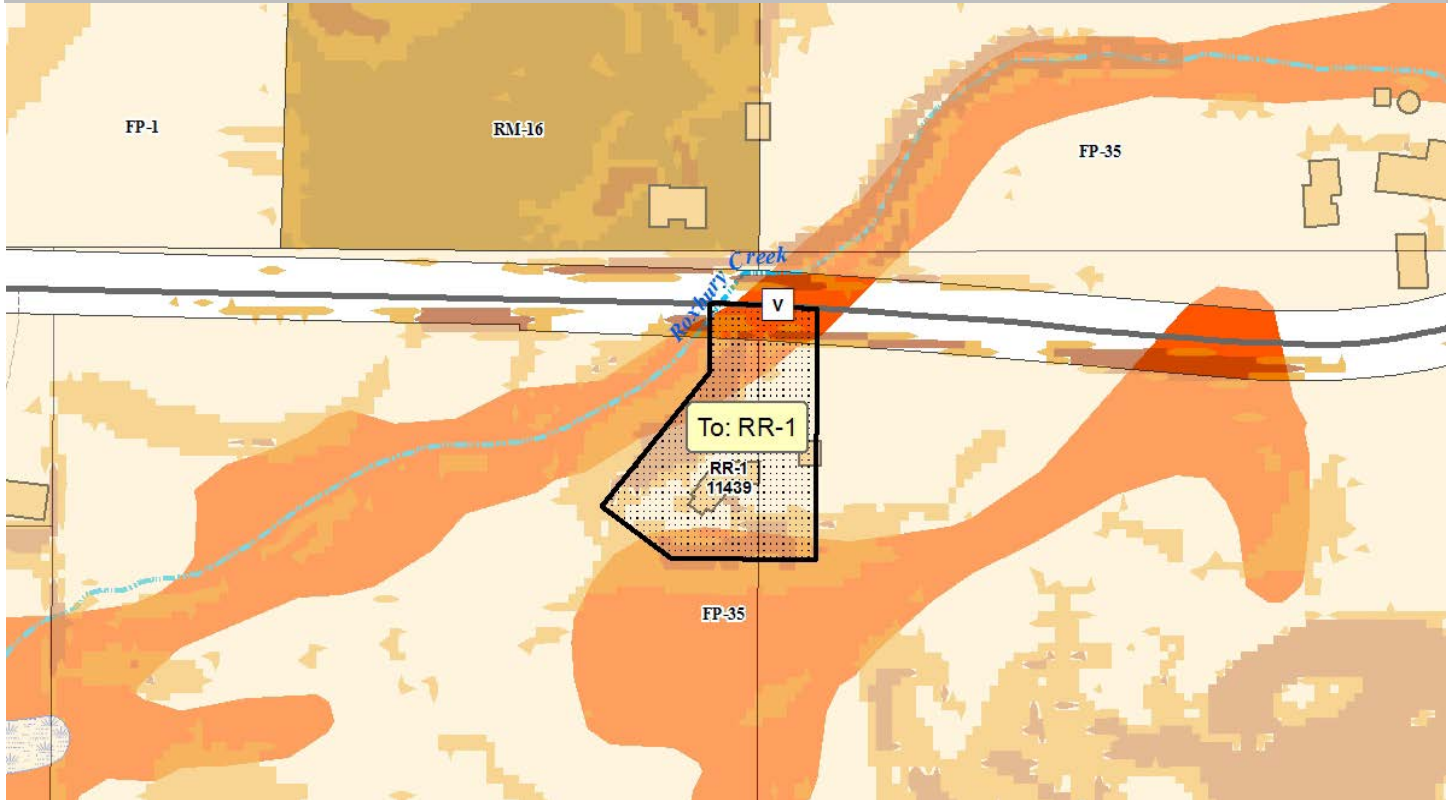


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 23, 2019		Petition 11439
	<i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO R-1A Residence District/FP-35 (General Farmland Preservation) District TO RR-1 (Rural Residential, 1 to 2 acres) District		<i>Town/Section:</i> ROXBURY, Section 23
	<i>Size:</i> 1.19 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> LEO G WIPPERFURTH
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 8253 COUNTY HIGHWAY V



DESCRIPTION: The applicant wishes to separate an existing home from the working farmland. The farm was originally 155 acres and the current owner owns a total of 112 acres, which is 72% of the original farm.

OBSERVATIONS: Surrounding land uses include agriculture / open space and scattered rural residences. Proposed lot consists of around 70% class III soils. No new development is proposed.

TOWN PLAN: This property is in the Agricultural Preservation Area of the Town of Roxbury Comprehensive Plan. The Town has a one house per 35 acres Density Policy. This rezone will count against that density policy.

RESOURCE PROTECTION: There appear to be hydric soils on site, but it is an existing home with an existing drive/road access point. It is unknown if any new construction is proposed.

STAFF: The zoning district appears to be consistent with the size of the proposed lot and the existing use of the site. The request appears consistent with policies of the Town and County comprehensive plans. As the attached Density Study indicates, this will count against the town's density policy. Two possible housing density rights (splits) remain available.

TOWN: Approved.

QUESTIONS? Contact Senior Planner Curt Kodl at (608) 266-4183.