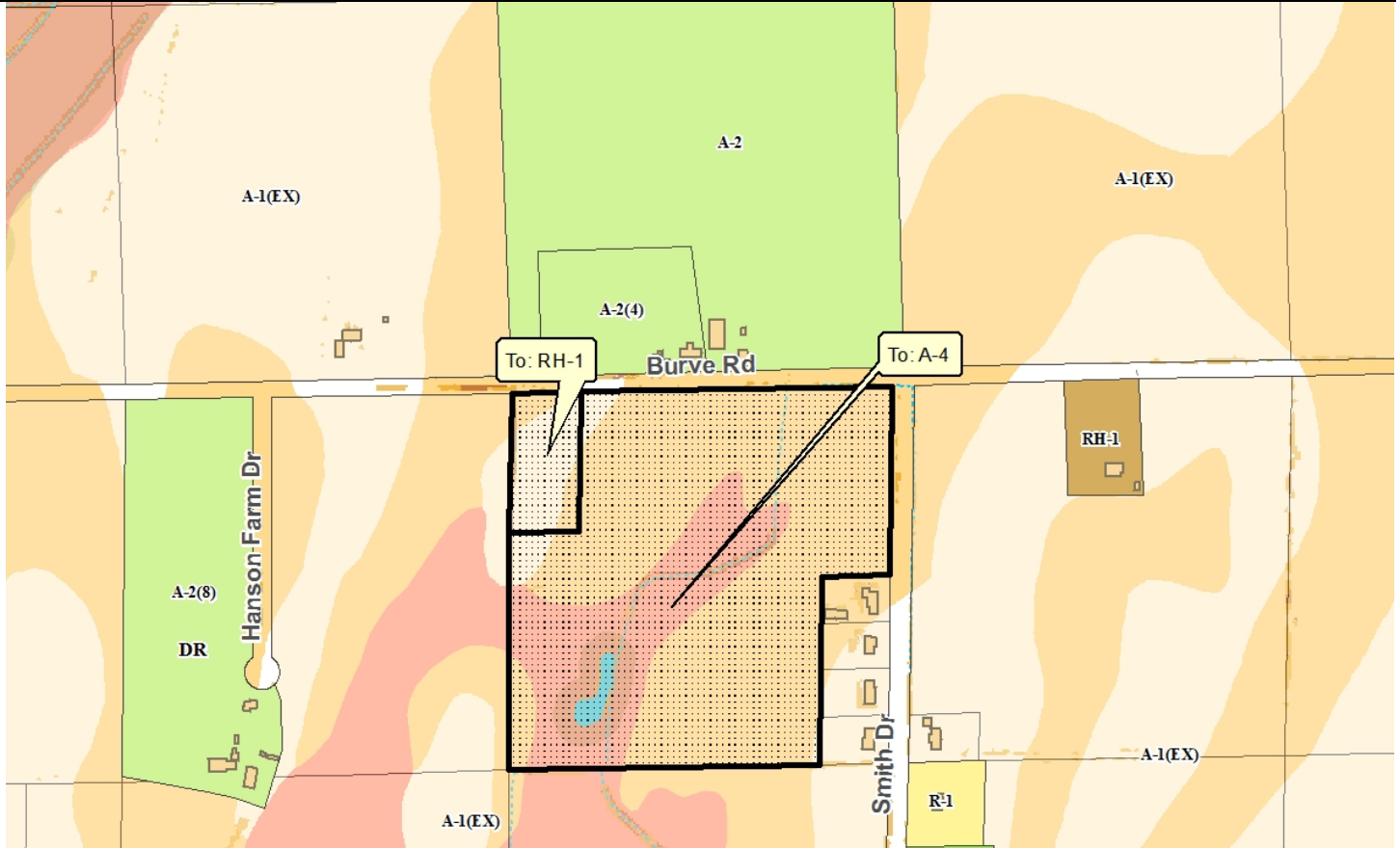




Staff Report

Zoning and Land Regulation Committee	Public Hearing: February 27, 2018	Petition: Petition 11251
	Zoning Amendment: A-1EX Agriculture District TO A-4 Agriculture District, A-1EX Agriculture District TO RH-1 Rural Homes District	Town/sect: DEERFIELD, Section 7
	Acres: 33.6,2.6 Survey Req. Yes	Applicant JOHN G MORSCHAUSER
	Reason: Creating one residential lot	Location: SOUTHWEST INTERSECTION OF BURVE RD AND SMITH DR



DESCRIPTION: Applicant proposes to create one new 2.6 acre RH-1 zoned residential lot. Because the balance of the property lying south of Burve Road and west of Smith Drive will fall below 35 acres, A-4 small lot exclusive agriculture zoning is requested to provide zoning compliance for the remaining ~33 acres.

OBSERVATIONS: Surrounding land uses include agriculture and scattered rural residences. A constructed drainage channel and small pond are located on the proposed A-4 parcel. No development is proposed on the A-4 parcel.

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

RESOURCE PROTECTION: There is an area of resource protection corridor associated with the small pond on the property.

STAFF: As indicated on the attached density study report, there are two possible splits remaining. If the petition is approved, one possible split will remain. The proposal appears reasonably consistent with town plan policies.

TOWN: Approved.