
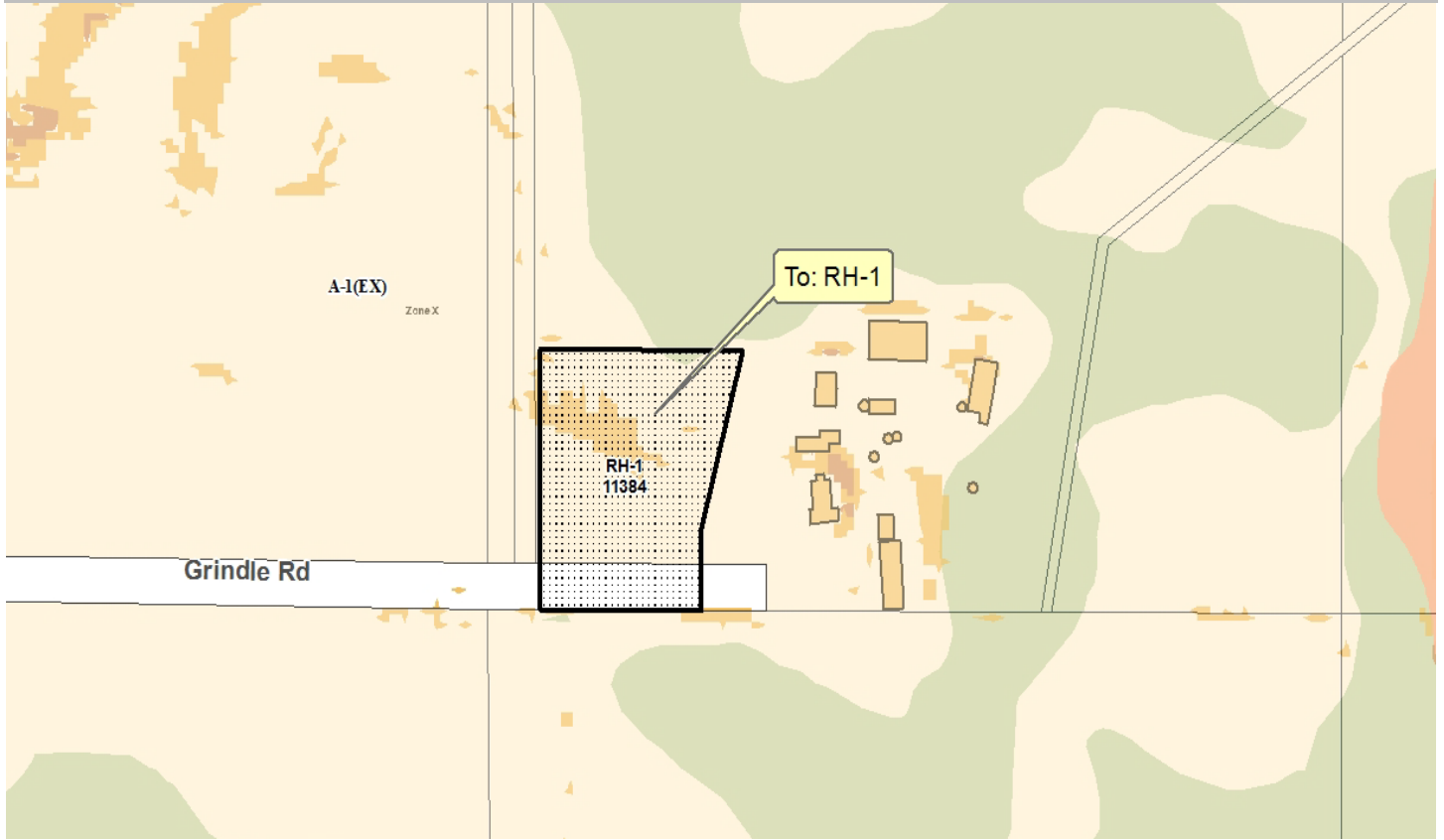


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 26, 2019</b>		<b>Petition 11384</b>
	<i>Zoning Amendment Requested:</i> <b>A-1EX Agriculture District TO RH-1 Rural Homes District</b>		<i>Town/Section:</i> <b>PRIMROSE, Section 14</b>
	<i>Size:</i> <b>2.02 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>MARSHA M RALSTON-EDLINGER</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>8428 GRINDLE RD</b>



**DESCRIPTION:** Applicant proposes to create one new 2-acre RH-1 zoned residential lot from the ~175 acre farm.

**OBSERVATIONS:** Surrounding land uses include agriculture / open space and scattered rural residences. Property consists of 5% class II soils. No sensitive environmental features observed.

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

**RESOURCE PROTECTION:** No areas of resource protection corridor located on the proposed RH-1 property.

**STAFF:** As indicated on the attached density study report, the property remains eligible for a maximum of 4 possible splits. The proposal is consistent with town plan policies.

**TOWN:** Approved.