



Staff Report

Public Hearing: **July 28, 2015**

Petition: **Rezone 10859**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural Homes District

Town/sect:
Deerfield Section 32

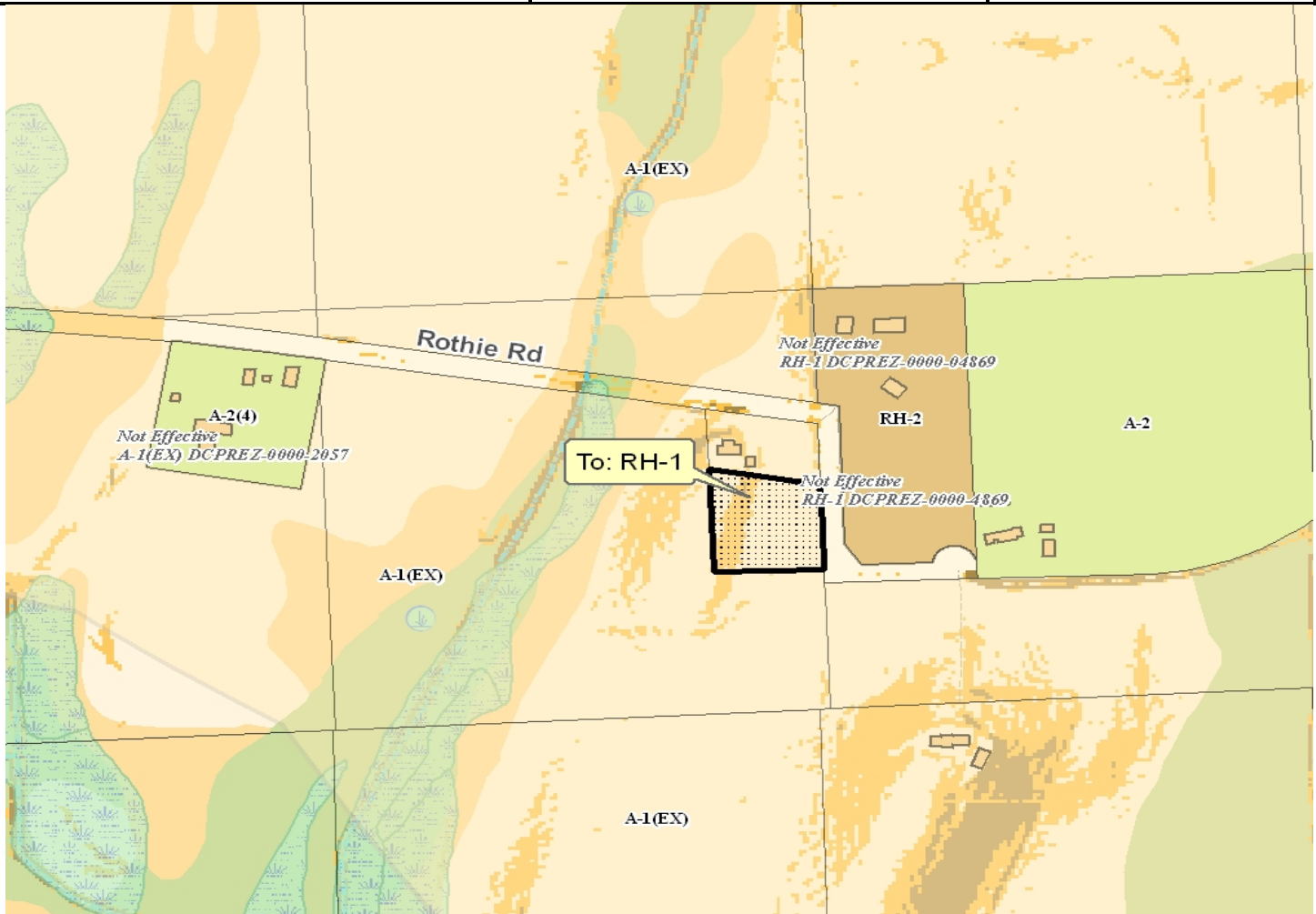
Acres: *2.0*
Survey Req. *Yes*

Applicant
Charles E Anderberg

Reason:
Creating one residential lot

Location:
South of 1157 Rothie Rd

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create a new 2 acre single family residential parcel.

OBSERVATIONS: The proposed 2 acre lot is entirely wooded, and includes a small area of steep slope topography (~12% grade). No sensitive environmental features observed.

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

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for 3 splits. If the petition is approved, 2 possible splits will remain. The proposal appears reasonably consistent with town plan policies.

TOWN: Approved.