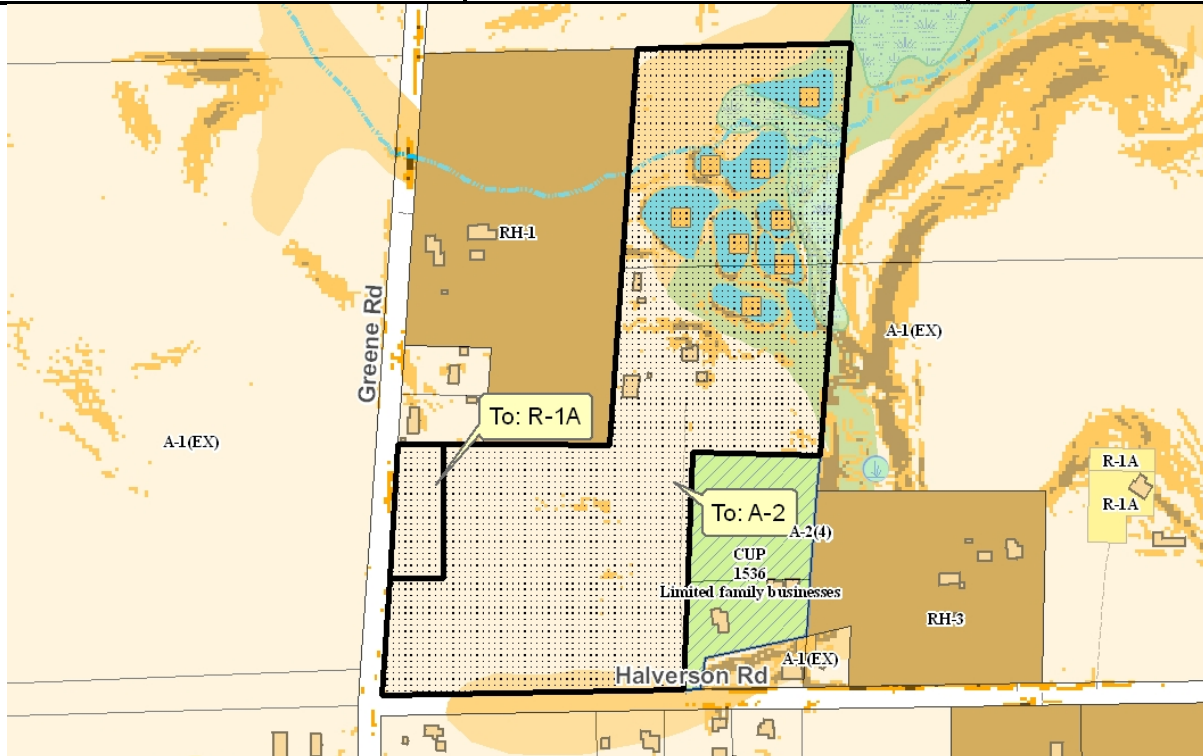




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 25, 2014	<i>Petition:</i> Rezone 10773
	<i>Zoning Amendment:</i> A-EX Exclusive Agriculture District to R-1A Residence District and A-2 Agriculture District	<i>Town/sect:</i> Dunn Section 27
	<i>Acres:</i> 1.6 , 34 <i>Survey Req. Yes</i>	<i>Applicant</i> William B Atkinson
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> 3788 Halverson Road



DESCRIPTION: Applicant proposes to create a new residential parcel. The remaining lands will include the existing residence along with the associated accessory buildings.

OBSERVATIONS: Approximately 50% of the proposed lot area consists of Class II soils. The remaining lands has an intermittent stream with several constructed ponds along its path. There are wetlands and a flood hazard area surrounding the ponds. No sensitive environmental features observed in the area of the proposed lot. There is an existing non-conforming mineral extraction site approximately 1/2 mile to the east of the proposed lot.

TOWN PLAN: The property is located in the town's Agricultural Preservation Area. New residential development is limited to one dwelling unit per 35 acres owned as of 9/1/1979. One housing density right remains on the original farm.

RESOURCE PROTECTION: There are areas of resource protection corridor associated with an intermittent stream and existing ponds on the property on the northerly portion of the proposed A-2 parcel. No new development is proposed.

STAFF: The proposal appears consistent with the town plan. As indicated on the attached density study, there is one possible split available to the property. If the petition is approved, the splits will be exhausted. Staff recommends a deed restriction on the A-2 parcel prohibiting further division of the property.

NOV 25 ZLR: Postponed due to no town action.

TOWN: Approved conditioned upon approval of a Certified Survey Map.