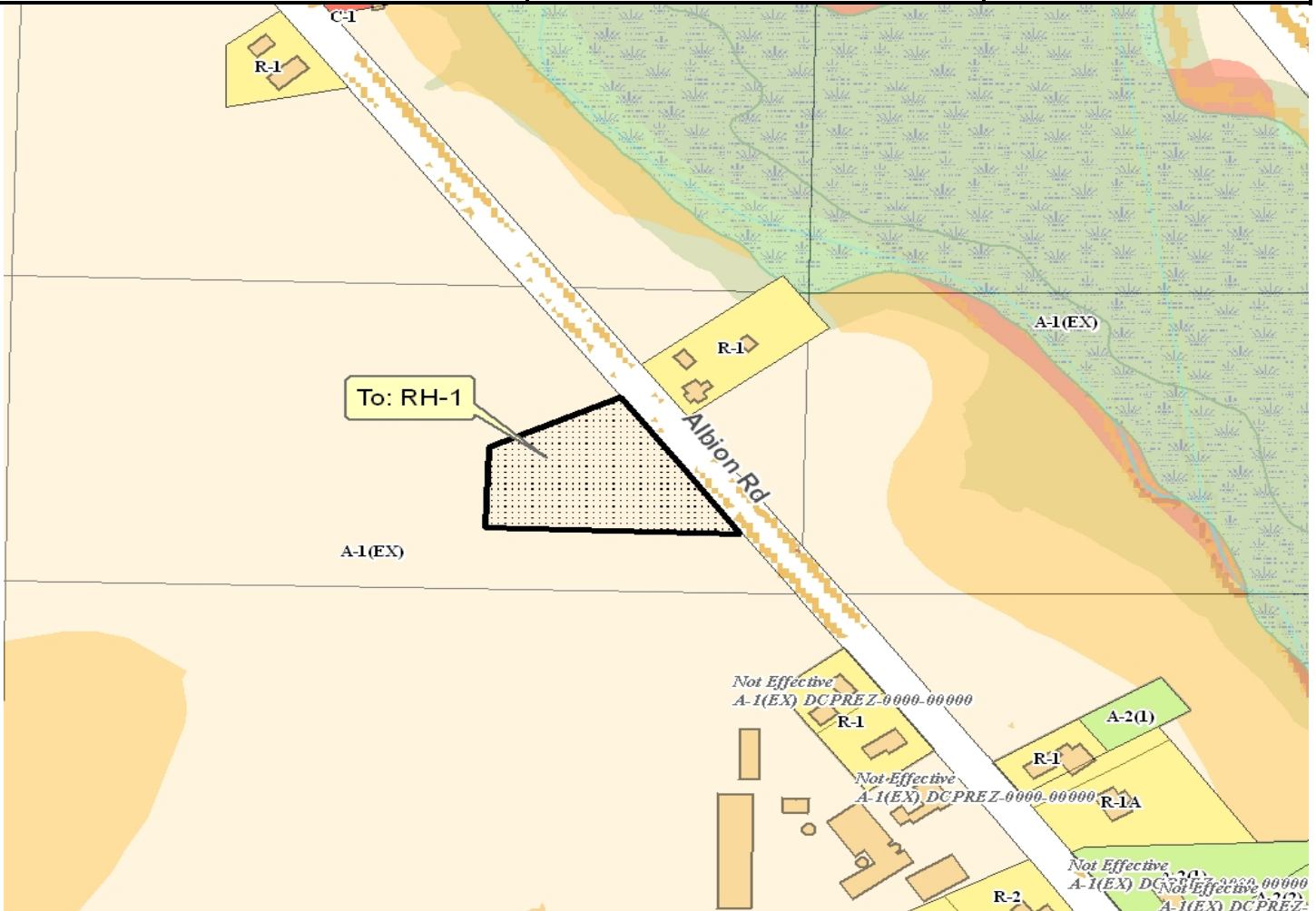




Staff Report

Zoning and Land Regulation Committee	Public Hearing: August 25, 2015	Petition: Rezone 10884
	Zoning Amendment: A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	Town/sect: Albion Section 21
	Acres: 2.0 Survey Req. Yes	Applicant Roger J Olsen
	Reason: Creating one residential lot	Location: West of 686 Albion Rd



DESCRIPTION: The applicant would like to create a residential lot on the 340-acre farm.

OBSERVATIONS: The entire proposed lot consists of Class II soils. No sensitive environmental features observed.

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

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

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the original farm unit remains eligible for 8 splits. If the petition is approved, 7 possible splits will remain.

TOWN: Approved with no conditions.