
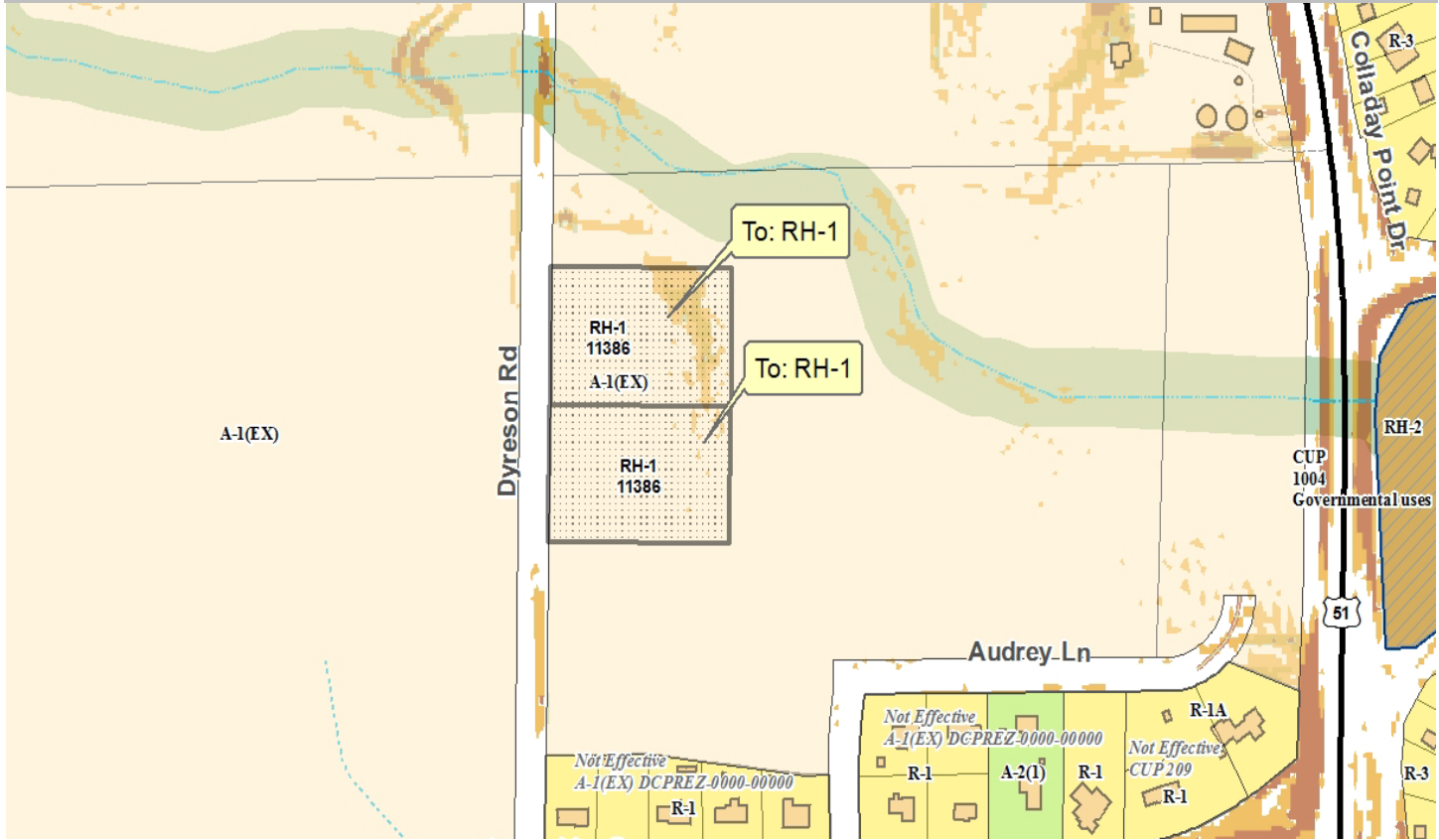


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 26, 2019		Petition 11386
	<i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO RH-1 Rural Homes District		<i>Town/Section:</i> DUNN, Section 23
	<i>Size:</i> 4.6 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> R & R FARMS INC
	<i>Reason for the request:</i> Creating two residential lots		<i>Address:</i> SOUTH OF 2181 US HIGHWAY 51



DESCRIPTION: Applicant proposes to create two ~2 acre RH-1 zoned residential lots for new development.

OBSERVATIONS: Surrounding land uses include agriculture / open space, scattered rural residences (north), and small residential subdivision (south). Property consists of approximately 50% Class II soils. There is an area of steep slope topography (>12% grade) located on the northerly proposed parcel. There is also an area of Kidder Loam soils on the property that could present issues for installation of traditional septic systems.

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

RESOURCE PROTECTION: There is a small area of resource protection corridor associated with slopes over 15% grade located on the proposed northerly parcel.

STAFF: As indicated on the attached density study report, the property remains eligible for two possible splits in addition to the existing farm residence. The applicant is working with the town to address concerns over soil suitability and the area of steep slope topography. If the petition is approved, the eligible splits will be exhausted. Pending receipt of a town action report, staff recommends a condition requiring a deed restriction prohibiting further non-farm development on the remaining A-1EX zoned property.

TOWN: Approved with a deed restriction prohibiting further residential development on the remaining farmland..