



Staff Report

Public Hearing: **April 28, 2015**

Petition: **Rezone 10835**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to RH-3 Rural Homes and
RH-2 Rural Homes District**

Town/sect:
**Deerfield
Section 24**

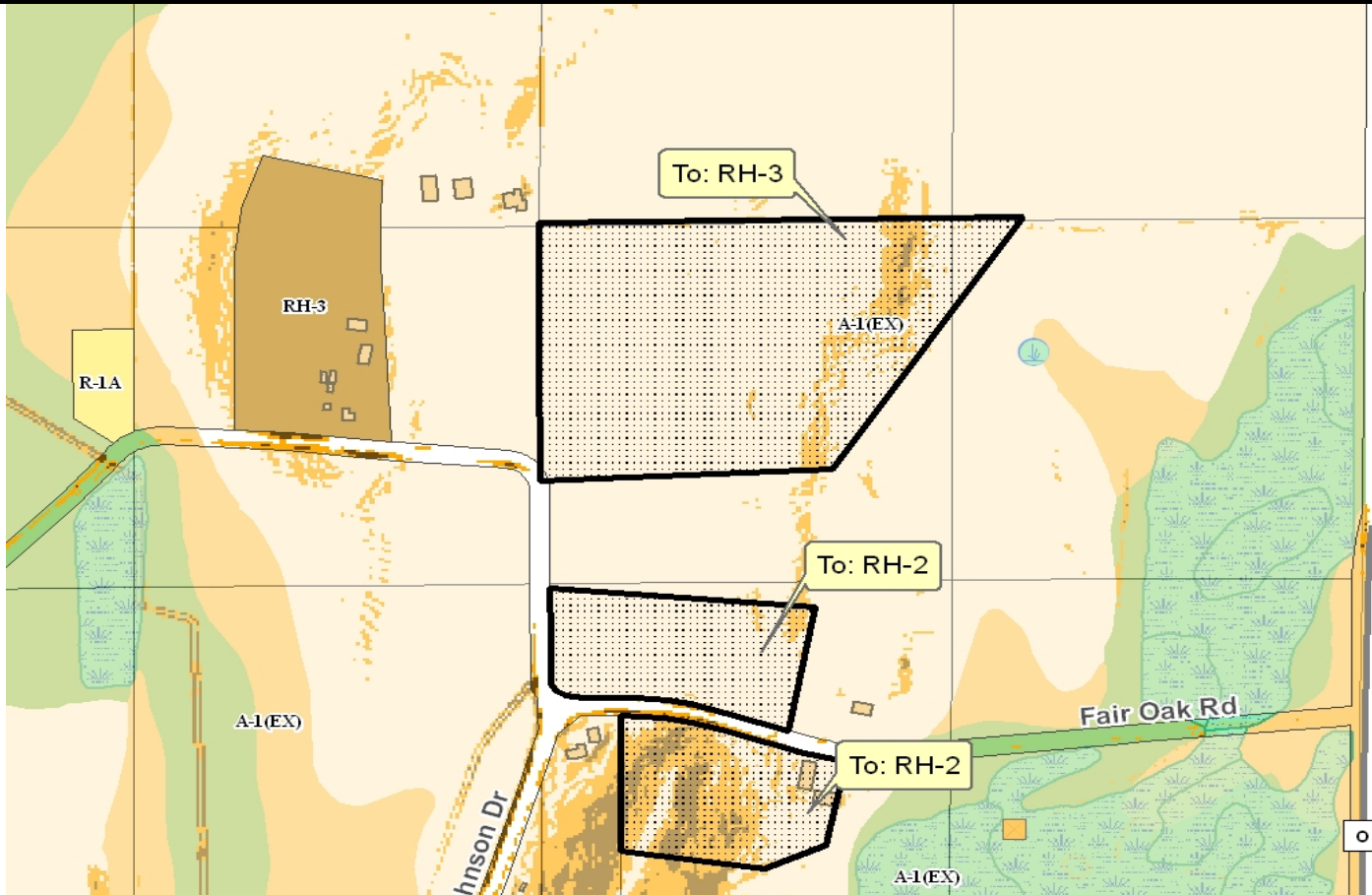
Acres: 26.7, 13.0
Survey Req. Yes

Applicant
Paul A Bower

Reason:
Creating four residential lots

Location:
76 Fair Oak Rd

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create 4 new residential lots – 2 RH-3 lots, and 2 RH-2 lots. The existing residence would remain on 35+ acres lying north of Fair Oak Road.

OBSERVATIONS: Areas of steep slope topography are located on the proposed RH-2 parcel lying south of Fair Oak Road and also on the easterly 1/3 of the proposed RH-3 parcels. No other sensitive environmental features observed.

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

RESOURCE PROTECTION: A small area of resource protection corridor associated with steep slope topography over 15% grade is located on the proposed RH-2 parcel lying south of Fair Oak Road.

STAFF: The proposal appears reasonably consistent with town plan policies. The town plan seeks to limit development on quality farmland. The property does not consist of quality farm soils. Note that the town does not count the existing farm residence as a split if it remains on parcels of 35 acres or more. If approved, the available splits will be exhausted. Staff recommends the balance of the remaining A-1EX zoned land be deed restricted to prohibit further residential development.

TOWN: Approved conditioned upon a deed notice that restricts further residential development on the A-1Ex lands.