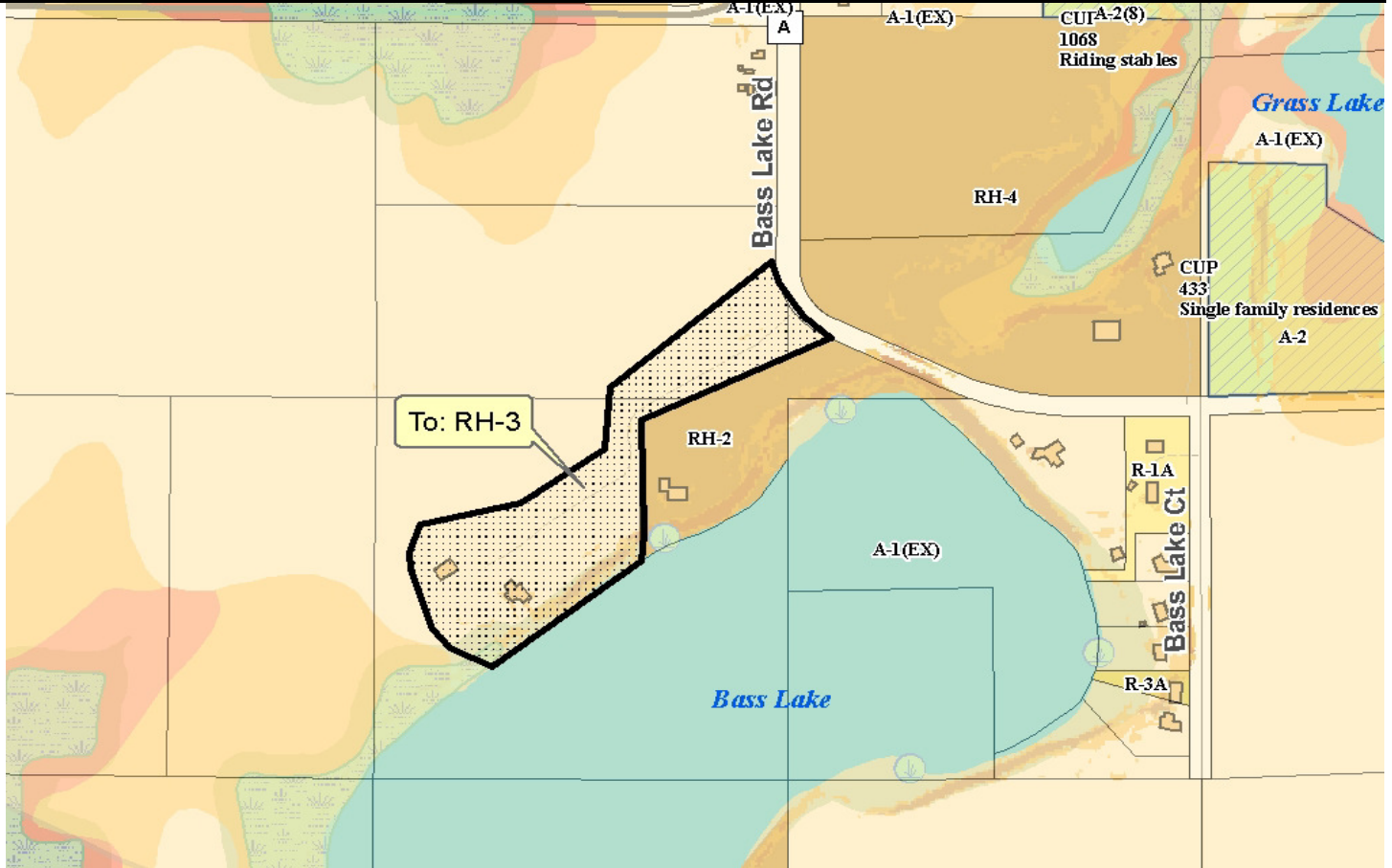




# Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> <b>August 23, 2016</b>	<i>Petition:</i> <b>Rezone 11025</b>
<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to RH-3 Rural Homes District</b>	<i>Town/sect:</i> <b>Rutland Section 24</b>
<i>Acres:</i> 11.333 <i>Survey Req.</i> Yes	<i>Applicant:</i> <b>Julie Mahnke</b>
<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>815 Bass Lake Rd</b>



**DESCRIPTION:** Applicant proposes to separate existing residence and accessory building from the larger farm parcel.

**OBSERVATIONS:** The property shares a driveway access to Bass Lake Road with the adjoining residential lot, and includes a recorded driveway easement agreement. Bass Lake with associated wetland/floodplain area is immediately adjacent to the proposed RH-3 parcel. No other sensitive environmental features observed. No new development proposed.

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

**RESOURCE PROTECTION:** A small area of resource protection corridor associated with Bass Lake is located along with southerly boundary of the proposed RH-3 parcel. No new development proposed.

**STAFF:** The proposed separation is consistent with town plan policies. As indicated on the attached density study report, the original farm property remains eligible for 4 splits. The subject property is not eligible for any additional splits. Staff recommends that the balance of the A-1EX land owned by the applicant be deed restricted to prohibit residential development.

**TOWN:** Approved with no conditions.