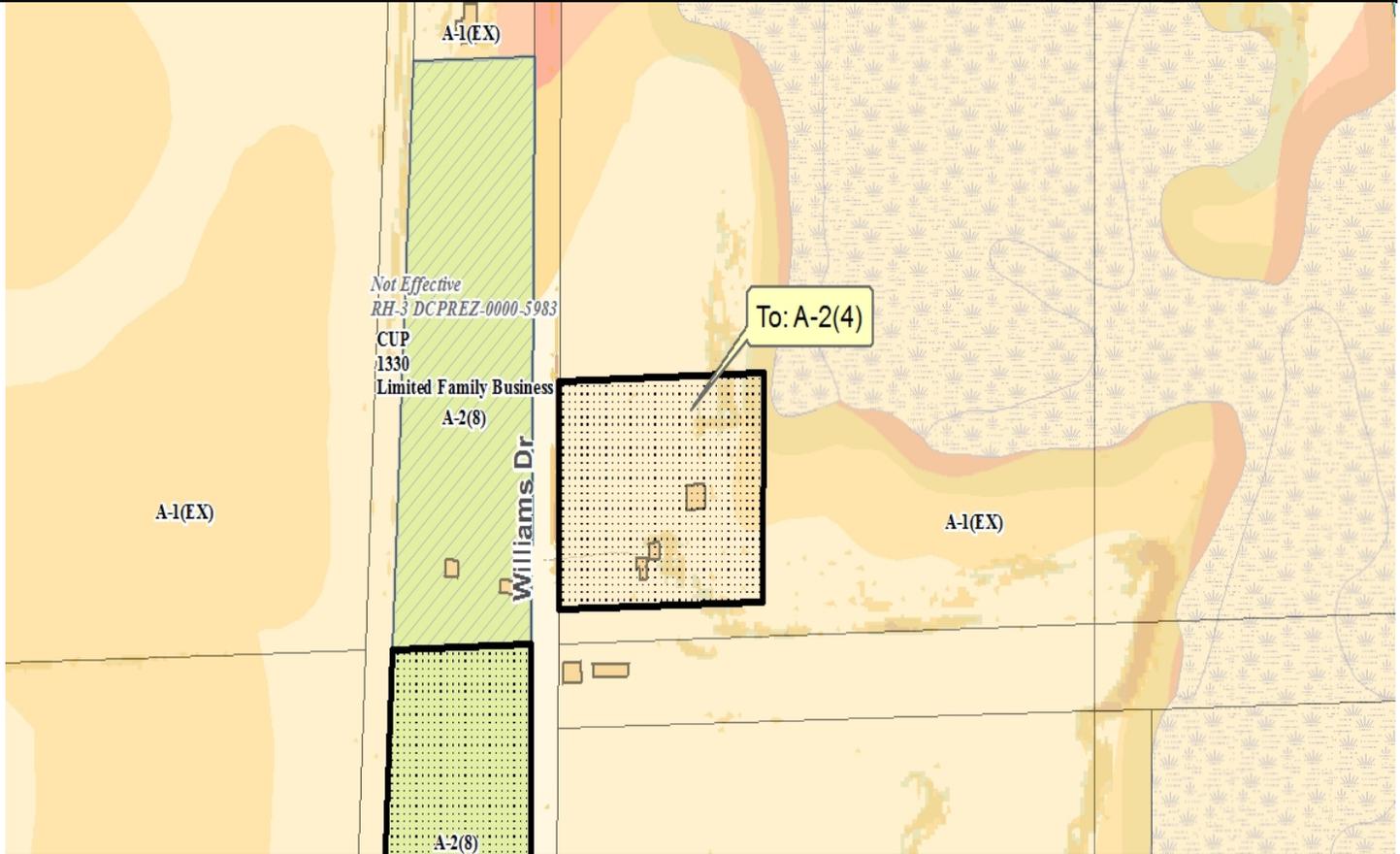




Staff Report

Public Hearing: March 28, 2017	Petition: Rezone 11100
Zoning Amendment: A-1EX Exclusive Agriculture District to A-2(4) Agriculture District	Town/sect: Pleasant Springs Section 29
Acres: 5.2 Survey Req. Yes	Applicant Jason Perry
Reason: Separating existing residence from farmland	Location: 1928 Williams Drive

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to separate the existing residence from the 63-acre farm. The applicant plans to remove the existing house and replace it.

OBSERVATIONS: There is an existing house and several outbuildings on the property. No sensitive environmental features observed, however, there is a large wetland area to the east. In 1996, a limited family business for the sales and repair of firearms located opposite Williams Drive.

TOWN PLAN: The property is located in the Farmland Preservation Area. It appears that the housing density rights are exhausted on the original farm.

RESOURCE PROTECTION: The proposed lot is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district. As indicated on the attached density study report, the property is not eligible for any additional development. Proposed separation and replacement of the existing residence is consistent with the town density policy. Staff recommends the balance of A-1EX zoned land be deed restricted to prohibit further development as required by town plan policies.

TOWN: Approved conditioned upon the remaining A-1Exclusive lands being deed restricted to prohibit further residential development.