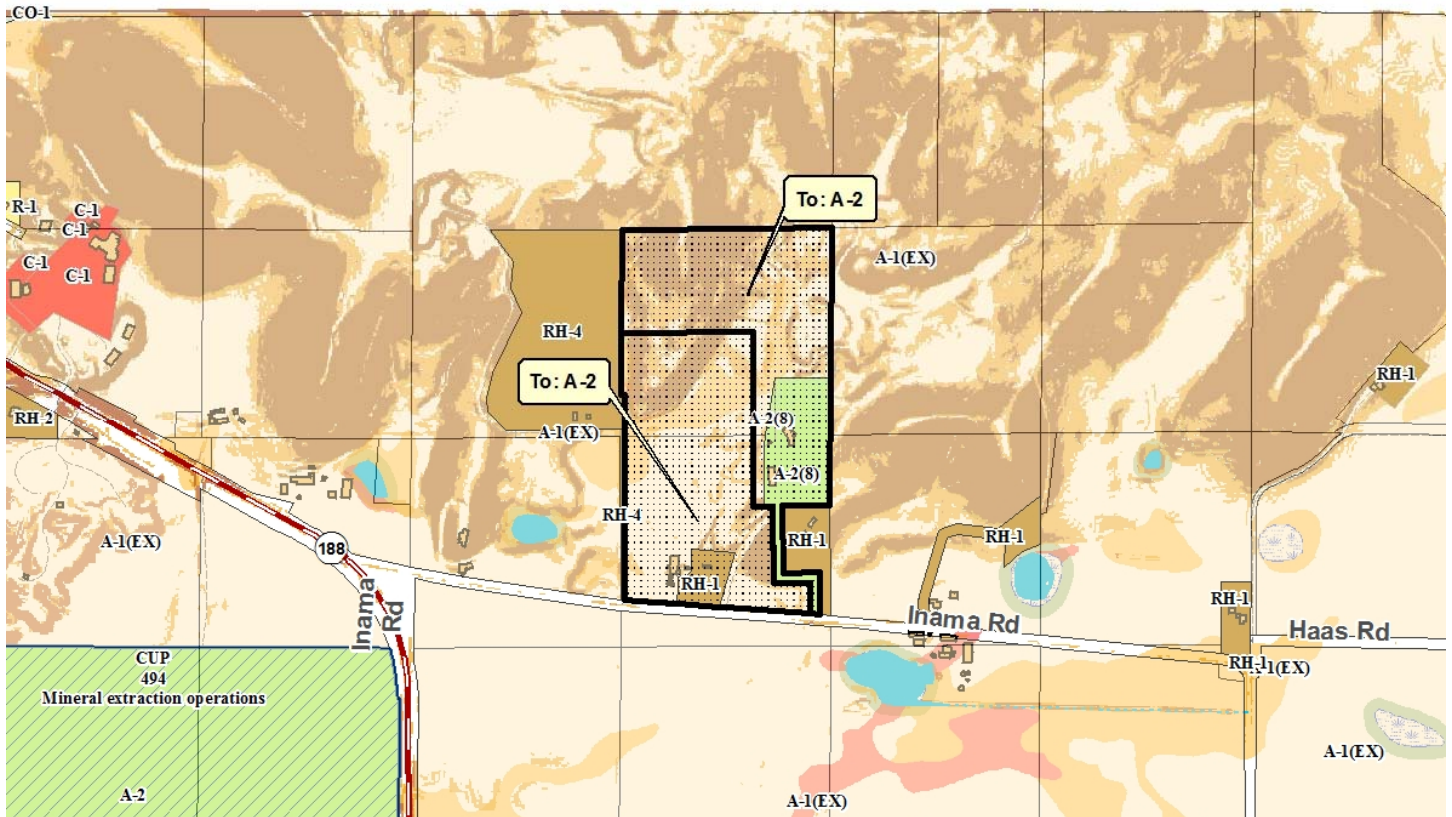




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 27, 2018	<i>Petition:</i> Petition 11255
	<i>Zoning Amendment:</i> RH-1 Rural Homes District & A-2 (8) Agriculture District & A-1EX Agriculture District TO A-2 Agriculture District	<i>Town/sect:</i> ROXBURY, Section 5
	<i>Acres:</i> 2.1, 8.7, 57.72 <i>Survey Req.</i> Yes	<i>Applicant</i> COFFEY TR, NANCY K
	<i>Reason:</i> Shifting of property lines between adjacent land owners	<i>Location:</i> 7786 INAMA RD



DESCRIPTION: The applicant wishes to rezone the property to A-2 in order to divide the farm property evenly between two of her sons. The division will happen by enlarging the two existing residence parcels. The owners intend to continue to rent the farmland.

OBSERVATIONS: The subject area is surrounded by scattered rural residential, commercial and agricultural uses.

TOWN PLAN: The property is in the agricultural preservation area and subject to 1 per 35 acre residential density. This proposal does not require additional housing density rights.

RESOURCE PROTECTION: Some resource protection areas (steep slopes) are on site but no use changes or new construction are proposed at this time.

STAFF: The petition is consistent with the Town's comprehensive plan, however, it creates two oversized A-2 lots (approximately 34 acres each.) The minimum lot size for A-2 is 16 acres, the parcels will have to be deed restricted against further residential development and/or land division.

TOWN: The Town Board approved this petition with no conditions.