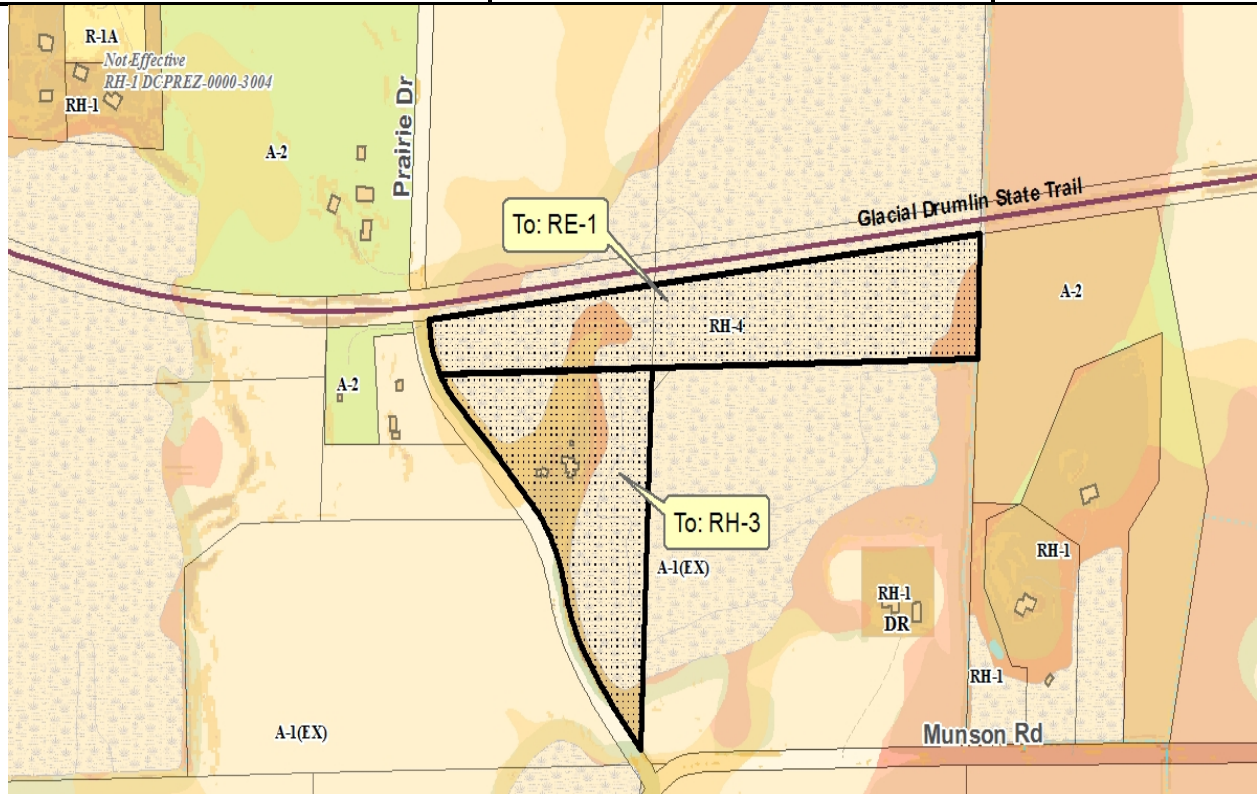




Staff Report

Zoning and Land Regulation Committee	Public Hearing: February 28, 2017	Petition: Rezone 11095
	Zoning Amendment: RH-4 Rural Homes District to RE-1 Recreational District and RH-3 Rural Homes District	Town/sect: Deerfield Section 26
	Acres: 15.8, 13.3 Survey Req. Yes	Applicant Pentinmaki REV TR, Isaac R & Geriann M
	Reason: Reducing the size of a residential lot and creating two recreational lots	Location: 3446 Prairie Drive



DESCRIPTION: Applicant proposes to reduce the size of the existing ~30 acre RH-4 zoned residential parcel and to create two RE-1 Recreational zoned parcels adjacent to the Glacial Drumlin bicycle trail. The proposed easterly RE-1 lot 3 (~10 acres) may be sold for hunting land, or to an adjoining owner. The westerly RE-1 lot 2 (~5 acres) may be retained by the owner for open space and agricultural uses.

OBSERVATIONS: The total ~30 acre property consists of approximately 80% mapped wetlands. The existing house is located in an area of upland. No other sensitive environmental features observed. No new development is proposed.

A waiver from the 66' of road frontage requirement is requested for proposed lot 3, which would not have direct access to Prairie Drive. A proposed 24' access easement would provide pedestrian access to the interior lot 3.

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

RESOURCE PROTECTION: Areas of resource protection corridor associated with the mapped wetlands are present on a majority of the property. No new development is proposed.

STAFF: The proposal appears reasonably consistent with town plan policies. Staff recommends that approval be conditioned upon the following:

1. Deed restrict the proposed RE-1 parcels to prohibit the construction of any buildings.
2. An access easement shall be shown on lot 2 of the CSM that provides pedestrian access to lot 3.

TOWN: Approved with conditions as stated above.