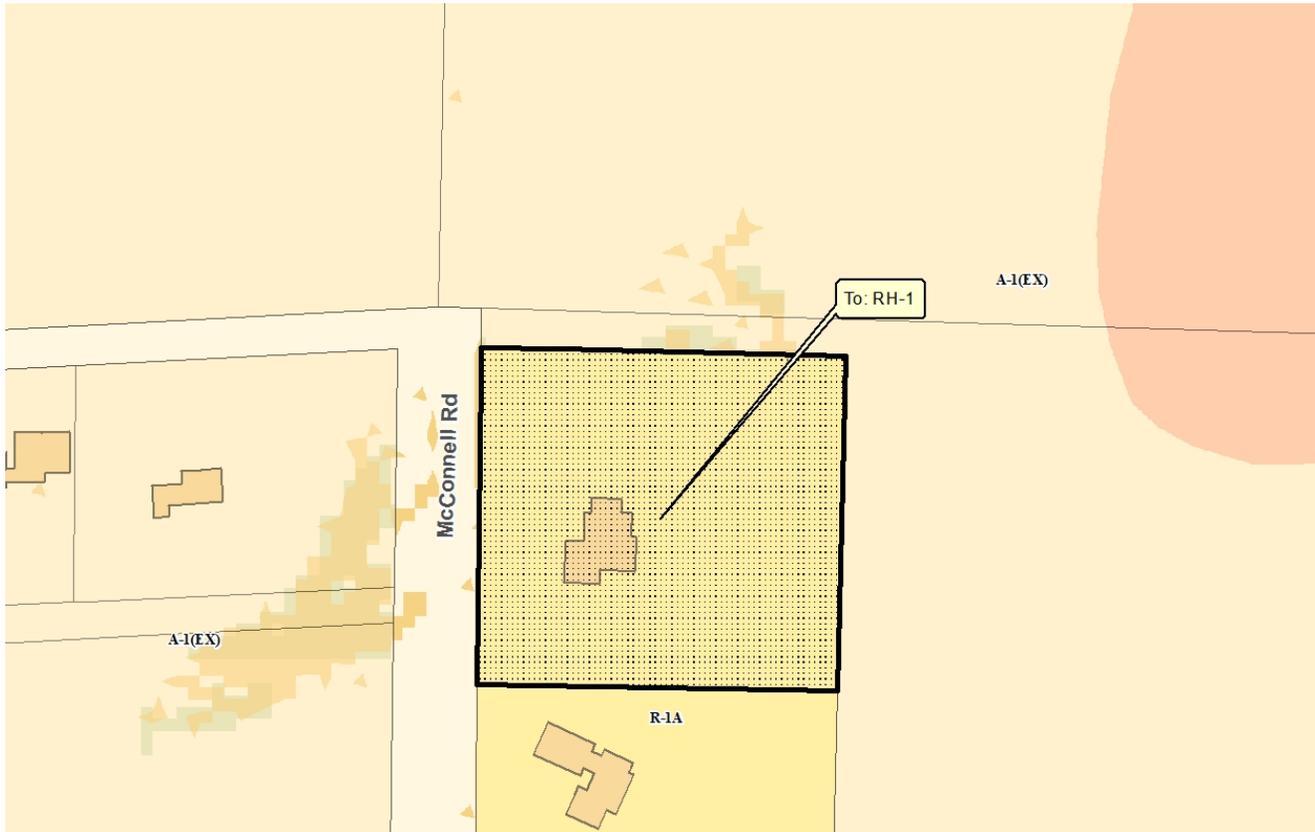




Notice of Public Hearing

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 22, 2017	<i>Petition:</i> Petition 11170
<i>Zoning Amendment:</i> R-1A Residence District TO RH-1 Rural Homes District	<i>Town/sect:</i> PLEASANT SPRINGS, Section 8
<i>Acres:</i> 2 <i>Survey Req. No</i>	<i>Applicant</i> LAURA J HOEPKER
<i>Reason:</i> change zoning to a district which allows animal units	<i>Location:</i> 2904 MCCONNELL ROAD



DESCRIPTION: Applicant requests RH-1 zoning on the existing 2 acre residential parcel in order to allow the keeping of livestock (chickens).

OBSERVATIONS: No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area. There will be no increase in density as part of this petition.

RESOURCE PROTECTION: The property is not located in a resource protection.

STAFF: The proposal is consistent with town plan policies. RH-1 zoning is generally the recommended zoning category for rural residential parcels over 2 acres in size. Per the requirements of the RH-1 zoning category, any building / structure housing chickens or other livestock must meet minimum setback requirements from the adjoining R-1A zoned parcel to the south. The town's approval includes conditions limiting the number of animals and location of structures.

TOWN: Approved with the following conditions:

1. One available split for a single family home has been exhausted on 2 acres zoned RH-1. No available splits remain.
2. All structures housing livestock must be located 50 feet from each side and rear lot line and 100 feet from a lot line abutting a R-Residence Zoning District and Parcel #046-0611-071-8005-9.
3. Maximum - 50 chickens permitted.