



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 26, 2016**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-1 Rural Homes District**

Acres: 5.4  
Survey Req. Yes

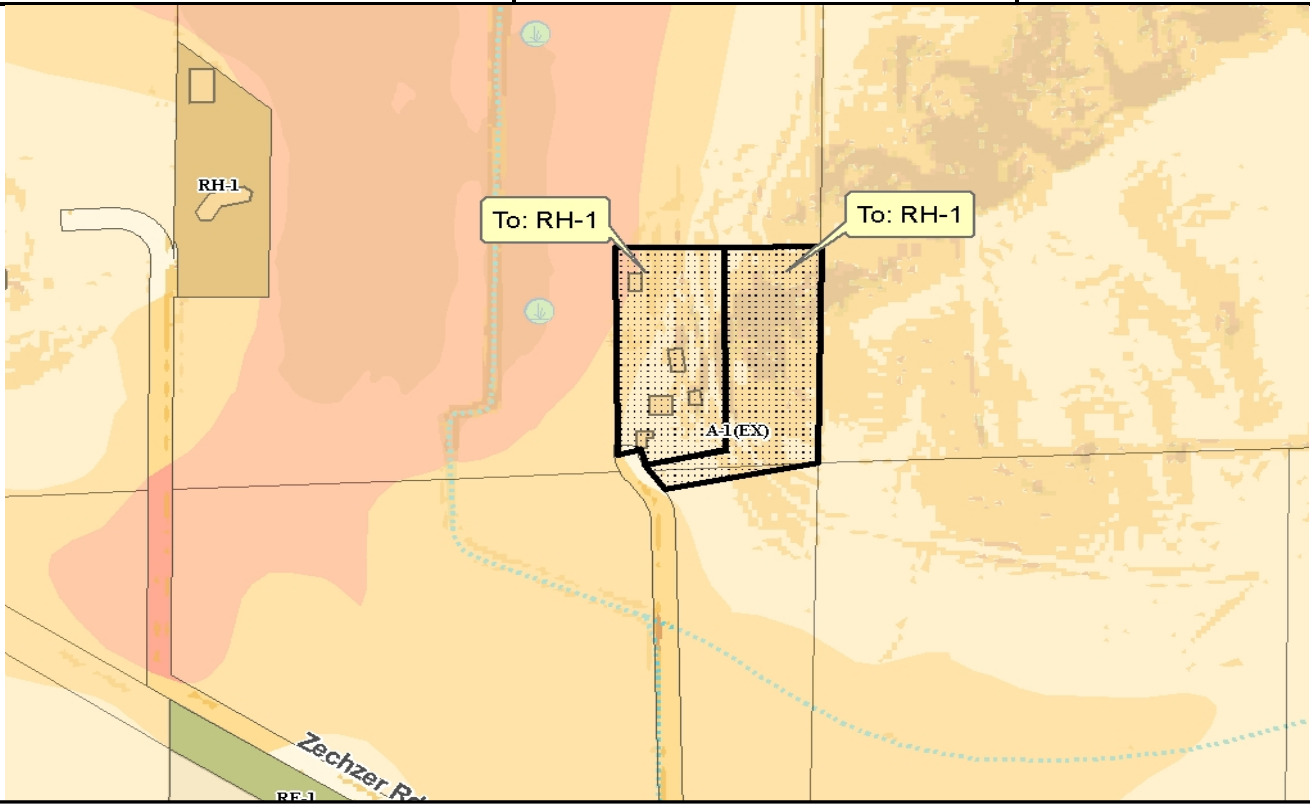
Reason:  
**Creating two residential lots**

Petition: **Rezone 11009**

Town/sect:  
**Deerfield Section 21**

Applicant  
**Storlie JT Irrev Living TR, Ramon D & Beverly J**

Location:  
**1008 Zechzer Road**



**DESCRIPTION:** Applicants wish to separate the existing residence and farm buildings from the farm and to create a new RH-1 zoned parcel for a new single family residence.

**OBSERVATIONS:** The property consists of approximately 10% Class II soils. An area of steep slope topography ranging from 12-20% grade is located on the easterly proposed RH-1 parcel. No other sensitive environmental features observed.

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

**RESOURCE PROTECTION:** A small area of resource protection corridor associated with slopes over 20% grade is located on the easterly proposed RH-1 parcel. The majority of the proposed parcel include slopes under 12% grade.

**STAFF:** The proposal appears consistent with town plan policies. Note that the town allows for development on slopes up to 20% grade. It appears that there is ample suitable building options outside the steep slope topography on the proposed new RH-1 building site. As indicated on the attached density study, the property is currently eligible for 3 possible splits. If the petition is approved, it appears 1 possible split will remain available.

**TOWN:** Approved with no conditions..