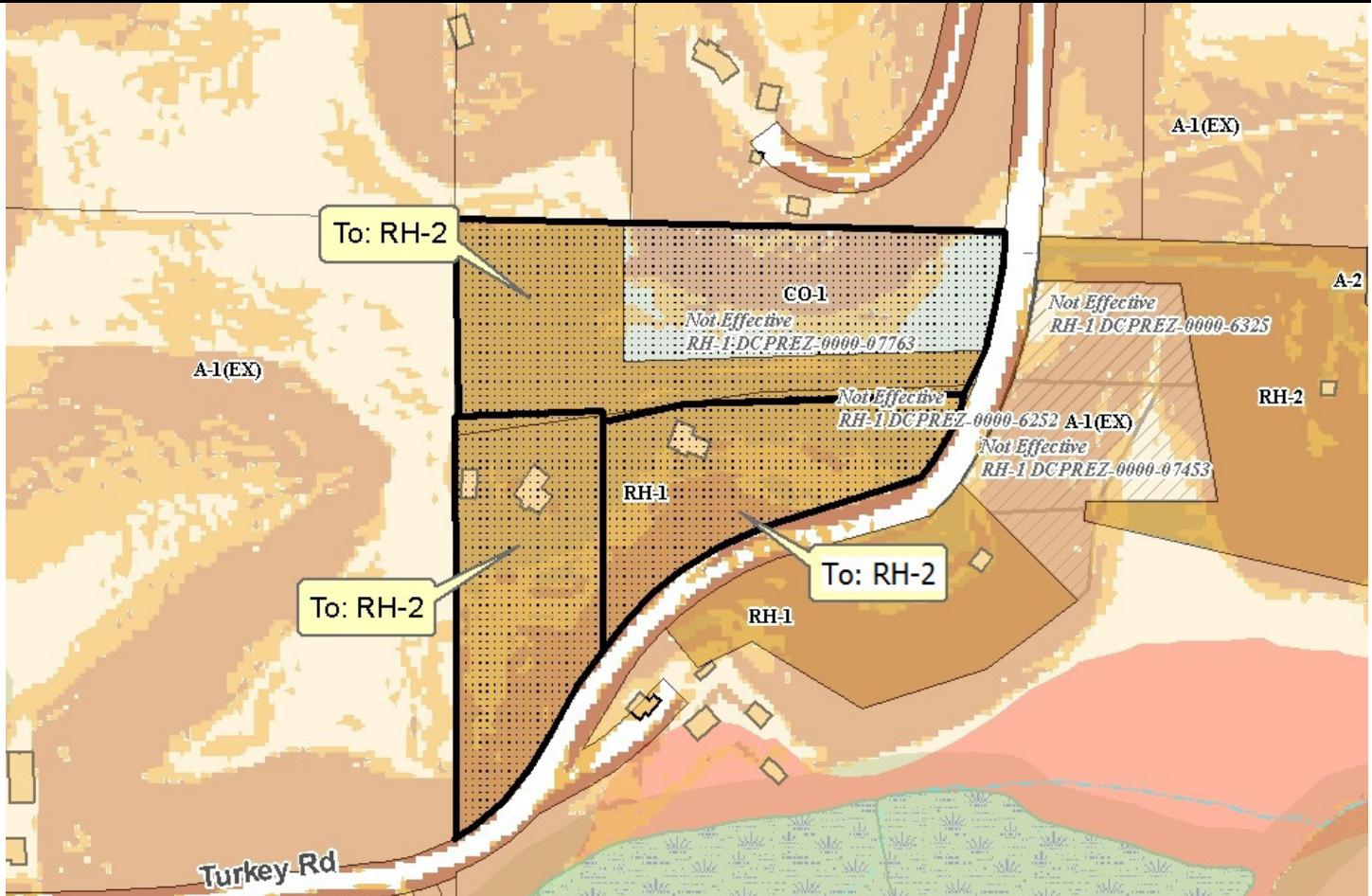




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 23, 2016	<i>Petition:</i> Rezone 10937
	<i>Zoning Amendment:</i> RH-1 Rural Homes District and CO-1 Conservancy District to RH- 2 Rural Homes District	<i>Town/sect:</i> Berry Section 19
	<i>Acres:</i> 11.6, 4 <i>Survey Req.</i> Yes	<i>Applicant</i> Deborah W Pienkowski
	<i>Reason:</i> Shifting of property lines between adjacent land owners	<i>Location:</i> Northeast of 9332 Turkey Road



DESCRIPTION: The petitioner would like to take 4 lots and reconfigure them into 3 residential lots.

OBSERVATIONS: The area contains two existing residences. The residences share a joint drive to Turkey Road. There are slopes exceeding 20% grade on the fringes of the lots. No other sensitive environmental features observed. The housing density right was recently removed from the lot labeled CO-1 under Zoning Petition 10904. This housing density right was returned to the original Kahl farm property.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The housing density rights for this area came from the original 340-acre Kahl farm. The proposal reduces the housing density in this specific area; however, the housing density right will be used elsewhere on the Kahl farm.

RESOURCE PROTECTION: The development is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning districts.

TOWN: Approved with no conditions.