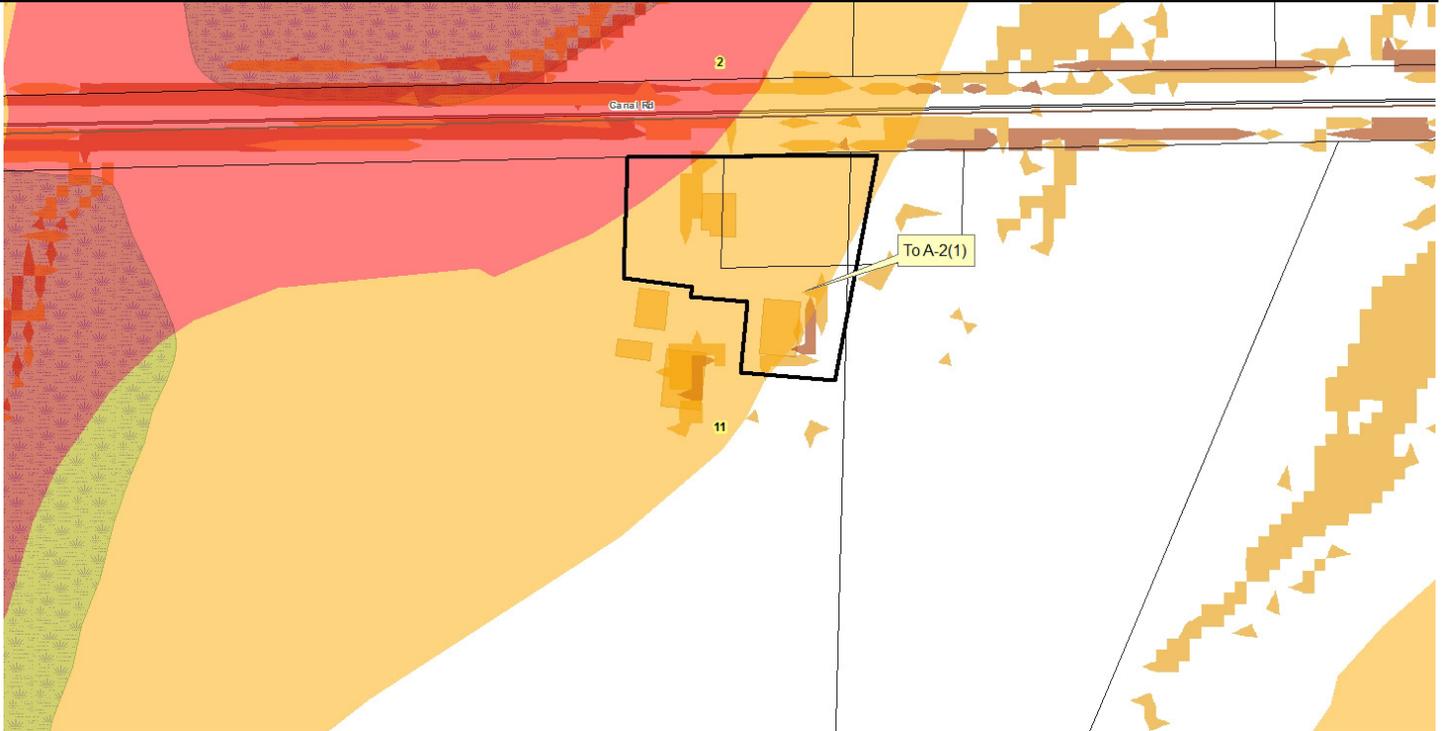




# Staff Report

Zoning and Land Regulation Committee

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| <i>Public Hearing:</i> <b>March 22, 2016</b>   | <i>Petition:</i> <b>Rezone 10949</b>          |
| <i>Zoning Amendment:</i><br><b>A-1EX Exclusive Agriculture District to A-2(1) Agriculture District</b> | <i>Town/sect:</i><br><b>Medina Section 11</b> |
| <i>Acres:</i> 1.1<br><i>Survey Req. Yes</i>  | <i>Applicant:</i><br><b>Thomas R Buchanan</b> |
| <i>Reason:</i><br><b>Separating existing residence from farmland</b>                                   | <i>Location:</i><br><b>399 Canal Road</b>     |



**DESCRIPTION:** The applicant would like to separate the existing farm residence from the 60-acre farm.

**OBSERVATIONS:** There is an existing house and outbuilding on the proposed lot. There is a perennial stream located just north and west of the property making the property subject to Shoreland regulations. The entire area consists of Class II soils.

**TOWN PLAN:** The property is located in the Agricultural Preservation Area. As indicated on the attached density study report, the property is not eligible for further development under the town density policy. Note that the town counts all residences as a split. The proposed separation is consistent with town plan policies.

**RESOURCE PROTECTION:** The property is located just outside the resource protection area of the perennial stream.

**STAFF:** The proposal meets the dimensional standards of the zoning district. Staff suggests placing a deed restriction on the remaining A-1 Exclusive Agriculture zoned lands to prohibit further residential development.

**TOWN:** Approved conditioned upon the Town of Medina' animal unit restrictions being recorded on the property.