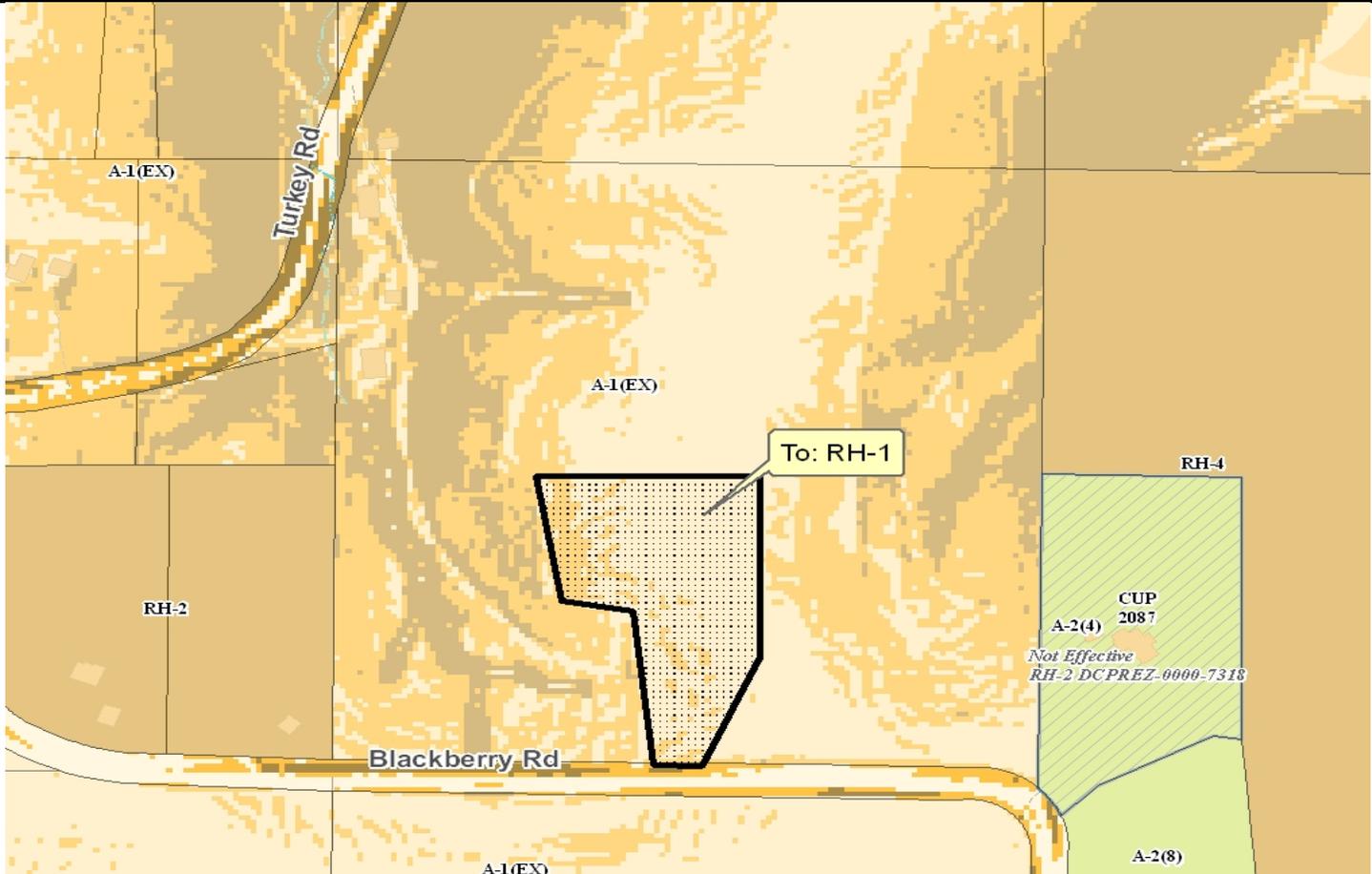




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>August 25, 2015</b>	<i>Petition:</i> <b>Rezone 10877</b>
	<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to RH-1 Rural homes District</b>	<i>Town/sect:</i> <b>Berry Section 30</b>
	<i>Acres:</i> 3.75 <i>Survey Req. Yes</i>	<i>Applicant</i> <b>Turkey Road Farm LLC</b>
	<i>Reason:</i> <b>Creating one residential lot</b>	<i>Location:</i> <b>South of 9501 Turkey Road</b>



**DESCRIPTION:** Applicant proposes to create a new 3.75 acre RH-1 parcel for residential development.

**OBSERVATIONS:** The property appears to be currently cropped. There are no prime agricultural soils or sensitive environmental features on the property.

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

**RESOURCE PROTECTION:** There are no resource protection corridors on the property.

**STAFF:** The proposal appears reasonably consistent with town plan policies. As indicated on the attached density study report, the property remains eligible for 3 possible splits. If the petition is approved, 2 possible splits will remain. The applicant has indicated a potential interest in running a small scale dog grooming business on the property. Such a use would be permitted as a home occupation, if conducted within the residence. If any business were conducted in an accessory building, then A-2(2) zoning with a conditional use permit for a "limited family business" would be required.

**TOWN:** Approved with no conditions.