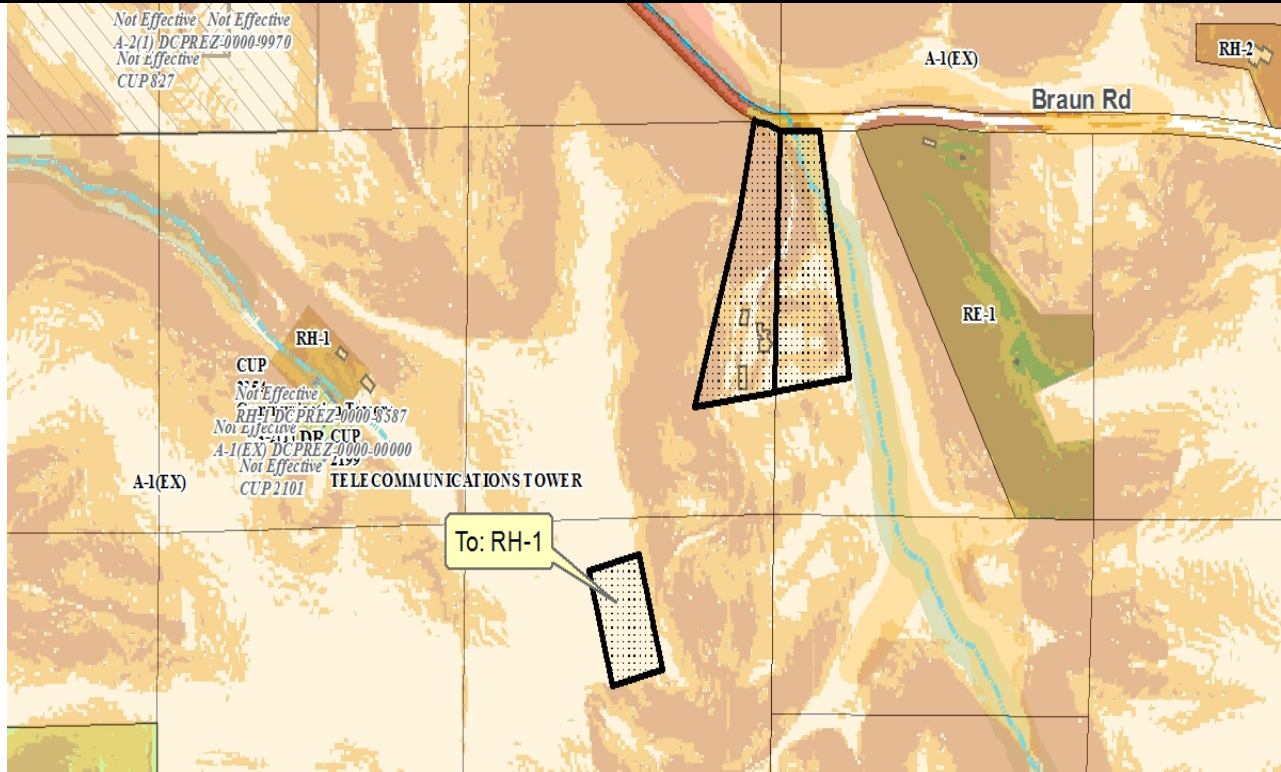




Staff Report

Zoning and Land Regulation Committee	Public Hearing: February 28, 2017	Petition: Rezone 11091
	Zoning Amendment: A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	Town/sect: Vermont Section 13
	Acres: 2.0 Survey Req. No	Applicant Foseid Farm LLC
	Reason: Creating a residential zoning boundary	Location: S of 9485 Braun Road



DESCRIPTION: Applicant proposes to create a new building site on ~65 acres of property in section 13 of town of Vermont. Access to the new building site would be via an existing field road across the property, with access to Braun Road shared via the driveway serving the existing residence at 9485 Braun Road.

OBSERVATIONS: Areas of steep slope topography are located on the property. No other sensitive environmental features observed. The proposed building site is located on slopes below 12% grade.

TOWN PLAN: The property is located in the town of Vermont’s agricultural and rural land preservation planning area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: As indicated on the attached density study, the property remains eligible for two “potential development rights” (PDRs). If the petition is approved, one possible PDR will remain available.

The proposed rezoning appears reasonably consistent with town planning policies. The existing field road providing access to the building site would need to be brought up to town driveway standards. Staff has recommended recording of a shared driveway easement agreement as a condition of approval on related petition 11090.

TOWN: Approved with no conditions.