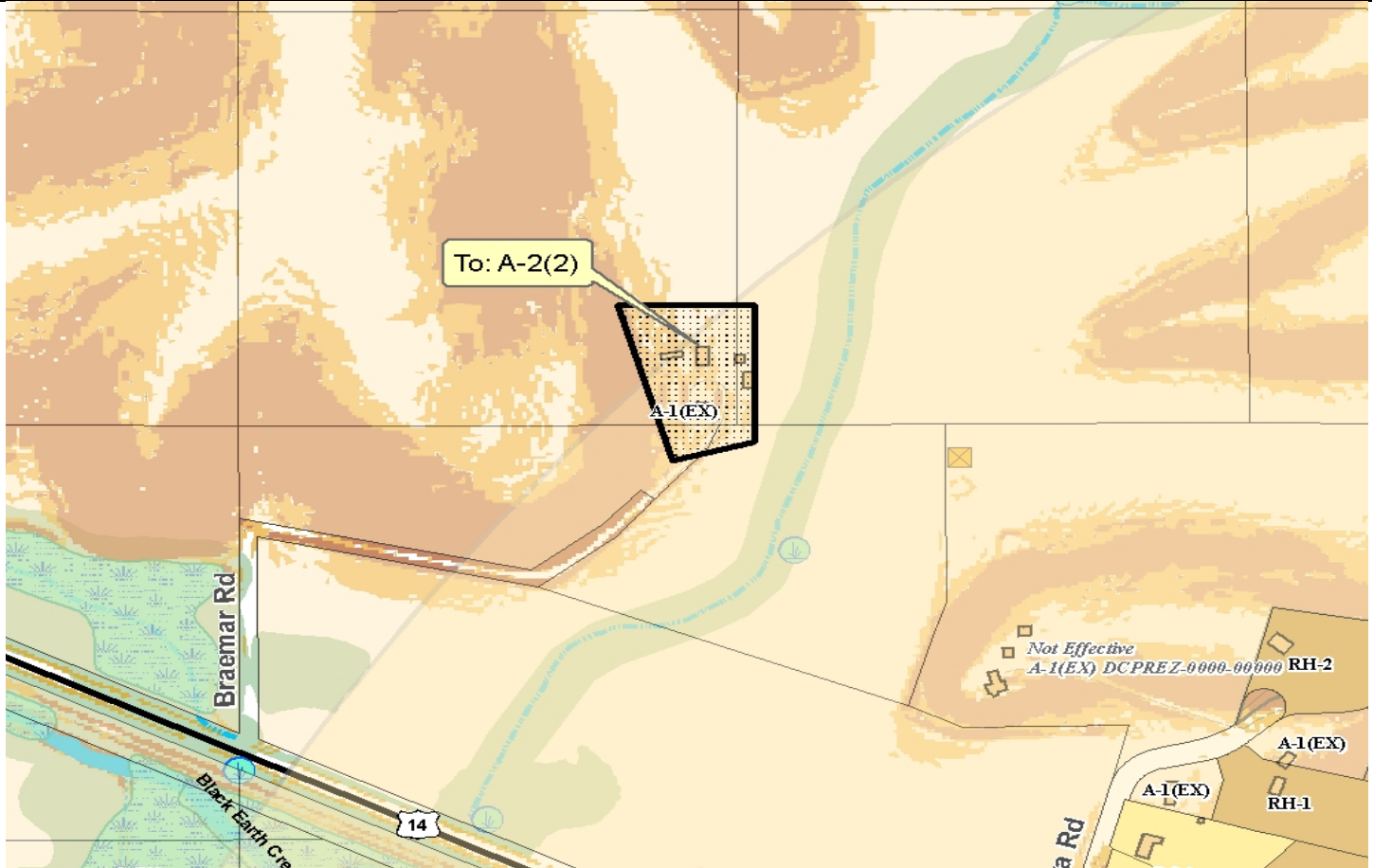




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>January 26, 2016</b>	<i>Petition:</i> <b>Rezone 10932</b>
	<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to A-2(2) Agriculture District</b>	<i>Town/sect:</i> <b>Berry Section 32</b>
	<i>Acres:</i> 2.71 <i>Survey Req.</i>	<i>Applicant</i> <b>Rosemary M Statz</b>
	<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>4975 Braemar Road</b>



**DESCRIPTION:** Applicant proposes to separate the existing farm residence from the farm.

**OBSERVATIONS:** There is an area of steep slope topography that encroaches on the westerly edge of the proposed A-2(2) parcel. No new development is proposed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property remains eligible for 3 possible splits. Note that the town "rounds up" fractional splits, and does not count separation of residences existing prior to 4/13/1981. It appears that 3 splits will remain available upon approval of petition 10932.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The proposal meets the dimensional standards of the zoning district and is consistent with Town plan policies.

**TOWN:** Approved with no conditions.