
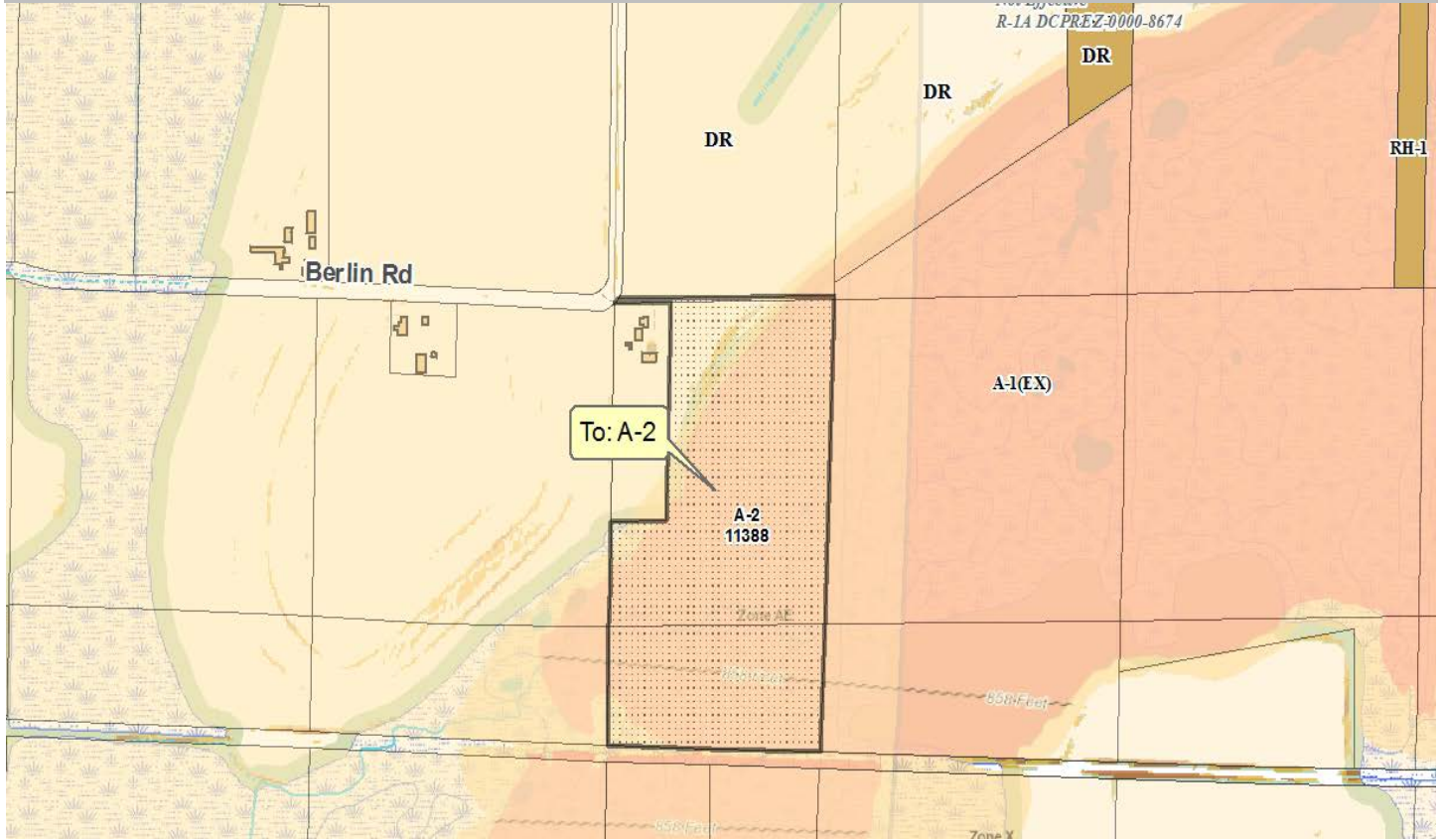


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 26, 2019</b>	<b>Petition 11388</b>	
	<i>Zoning Amendment Requested:</i> <b>A-1 Agriculture District TO A-2 Agriculture District</b>		<i>Town/Section:</i> <b>MEDINA, Section 6</b>
	<i>Size:</i> <b>35.02 Acres</b>	<i>Survey Required:</i> <b>No</b>	<i>Applicant:</i> <b>EDGAR K MARKWARDT</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>EAST OF 1583 BERLIN RD</b>



**DESCRIPTION:** The applicant wishes to purchase the property to build a residence. The agent for the application is the buyer’s realtor.

**OBSERVATIONS:** The property is surrounded by agricultural uses and sensitive environmental features, including wetlands and floodplain. There is enough space in the northwestern corner of the property that can be used for building a home.

**TOWN PLAN:** The property is located in the Agricultural Preservation district of the town of Medina plan. The plan uses a density policy of 1 development right per 35 acres owned as of 2-4-1981. This proposal will use the one and only development right associated with the original farm (see density study report).

**RESOURCE PROTECTION:** There are a number of environmental concerns and limitations for this property. Construction of the home must stay the proper distance (75’) from these features. Buildable land exists in the north western portion of the property.

**STAFF:** The proposal is reasonably consistent with the town and county comprehensive plans. Staff recommends that approval be conditioned on the recording of a deed restriction prohibiting division of property.

**TOWN:** Approved, with a restriction limiting the keeping of livestock to town of Medina definition of 1 animal unit/acre.