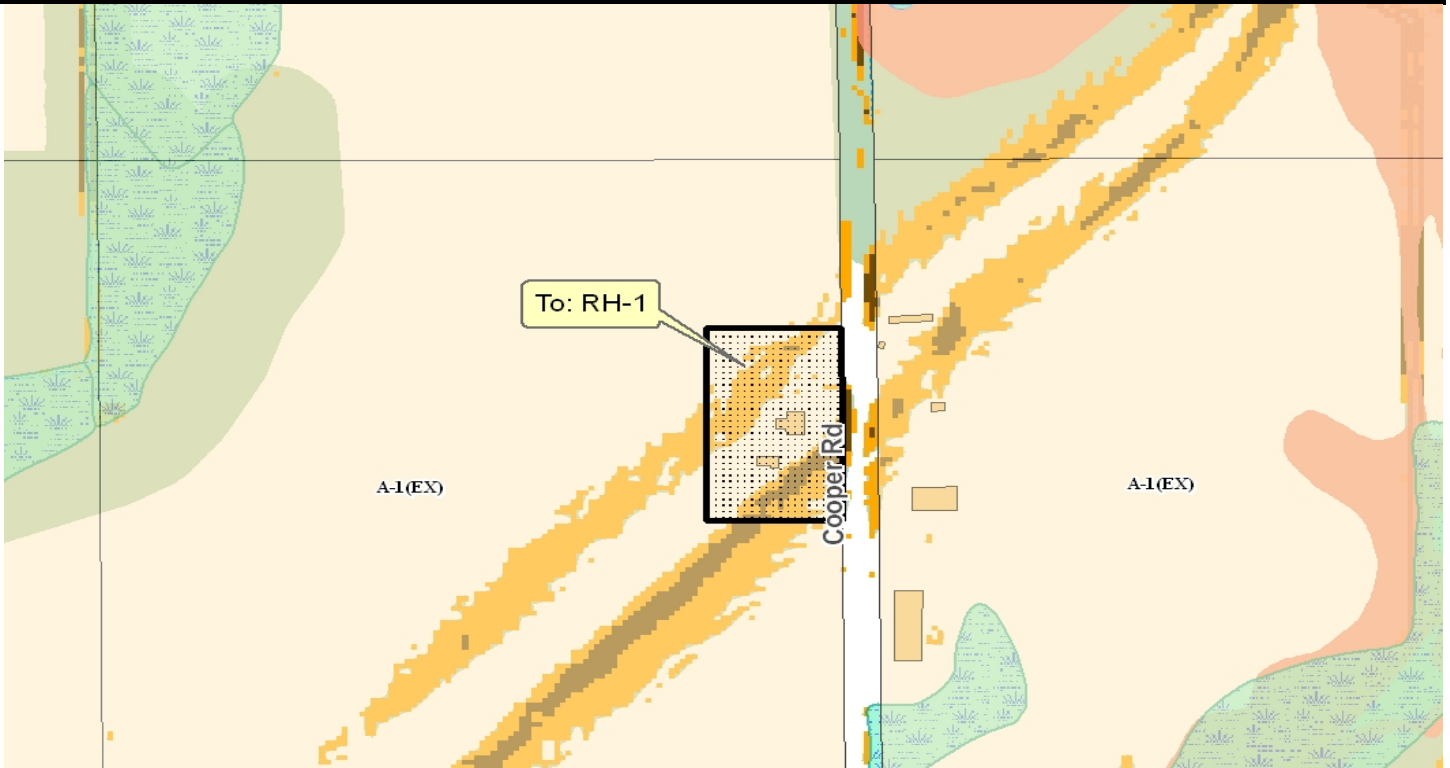




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 24, 2014	<i>Petition:</i> Rezone 10708
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> York Section 18
	<i>Acres:</i> 2.2 <i>Survey Req.</i> Yes	<i>Applicant</i> Steven M Wolfe
	<i>Reason:</i> Separation of existing residence from farmland	<i>Location:</i> 7233 Cooper Road



DESCRIPTION: Applicant proposes to divide the existing residence from the farm.

OBSERVATIONS: The property consists of class IV soils.

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

RESOURCE PROTECTION: Areas of resource protection corridor associated with steep slope topography (>12% grade) are located on the property. No new development is proposed.

STAFF: As indicated on the attached density study report, 4 possible splits remain available to the farm. The town does not count separation of residences built prior to 1980 as a split. The proposal appears consistent with town plan policies.

TOWN: Approved.