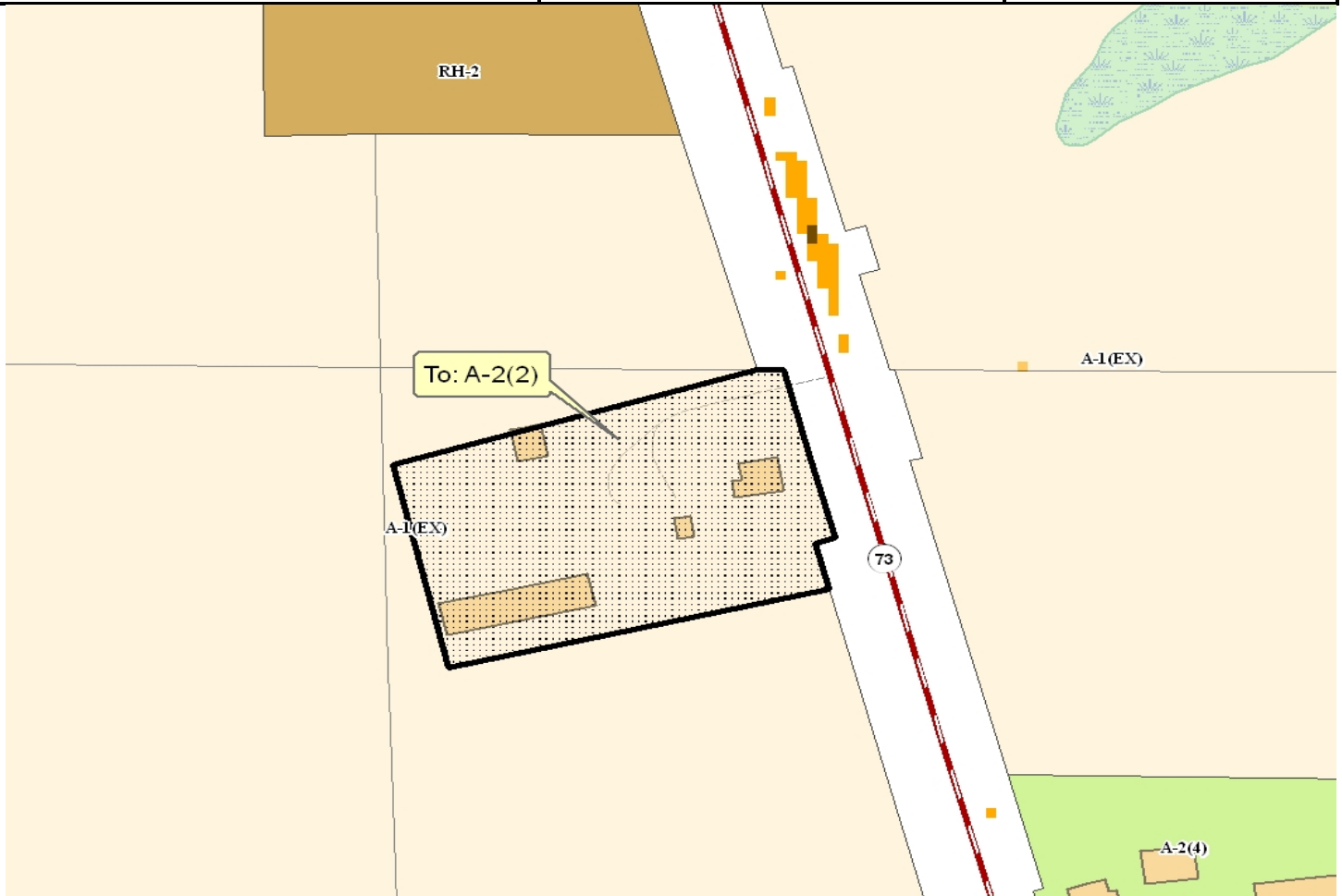




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 24, 2015	<i>Petition:</i> Rezone 10808
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(2) Agriculture District	<i>Town/sect:</i> Albion Section 03
	<i>Acres:</i> 2.0 <i>Survey Req. Yes</i>	<i>Applicant</i> Howard Lien & Sons Inc
	<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 1379 State Highway 73



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

OBSERVATIONS: No significant environmental features observed. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area. Separation of farm residences existing prior to 6/29/79 do not count as a split.

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

STAFF: Proposal is consistent with town plan policies. As indicated on the attached density study report, it appears one possible split will remain available if the petition is approved.

TOWN: Approved.