



Staff Report

Public Hearing: July 22, 2014

Petition: Rezone 10705

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural Homes District

Town/sect:
Vermont Section 03

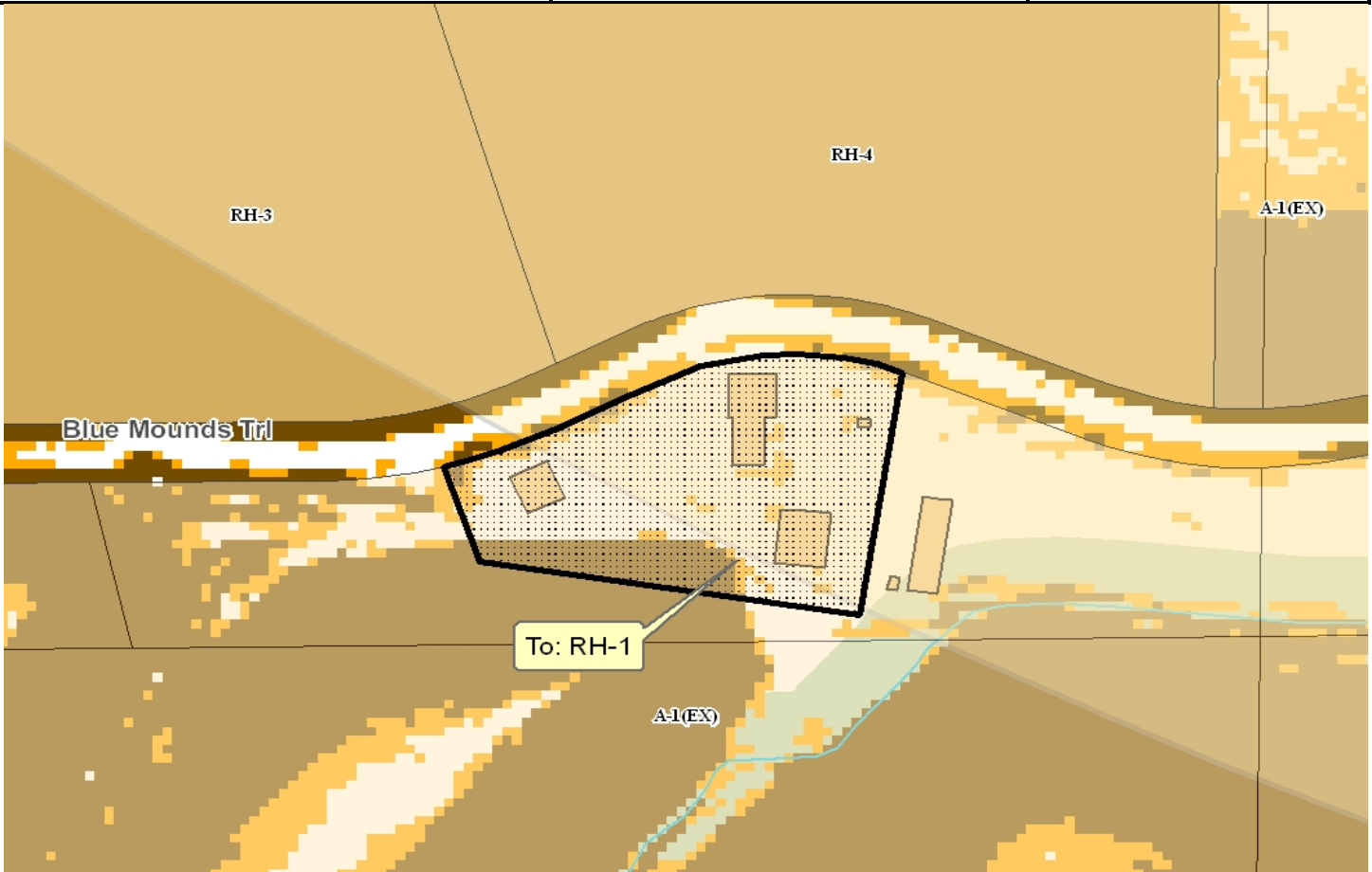
Acres: 2.0
Survey Req. Yes

Applicant
Eric O Grover

Reason:
Separating existing residence from farmland

Location:
4612 Blue Mound Trail

Zoning and Land Regulation Committee



DESCRIPTION: The petitioner would like to separate a farm house and outbuildings from an 86-acre parcel.

OBSERVATIONS: 50% of the proposed lot consists of Class II soils. The GIS information notes that there is a perennial stream on the property that may originate from a spring. The proposed lot will be subject to Shoreland Regulations. It appears that there is 30% of impervious surface within the Shoreland area of the proposed lot. No other sensitive environmental features observed.

TOWN PLAN: The property is located in a Rural Preservation Area. 5 housing density rights remain on the original 168-acre farm. The farm has been divided between two owners. Staff suggests that the owners record an agreement on the allocation of housing density rights for the original farm. An illegal land division has occurred on the adjacent property which will affect the housing density rights.

RESOURCE PROTECTION: There are no Resource Protection Corridors on the property.

STAFF: Staff suggests that the property boundaries be reconfigured to reduce the impervious surface down to 15% to meet the requirements of the Shoreland District. The boundaries may also want to be adjusted so that the accessory buildings are 50 feet away from property lines to allow the keeping of livestock. If the lot lines are not adjusted, Staff suggests deed restricting the property to prohibit the keeping of livestock.

TOWN: Town has approved this petition with no conditions.