



# Staff Report

Public Hearing: **April 25, 2017**

Petition: **Rezone 11119**

Zoning Amendment:  
**R-1 Residence District and A-1Ex Exclusive District to A-2 Agriculture District**

Town/sect:  
**Roxbury Section 11**

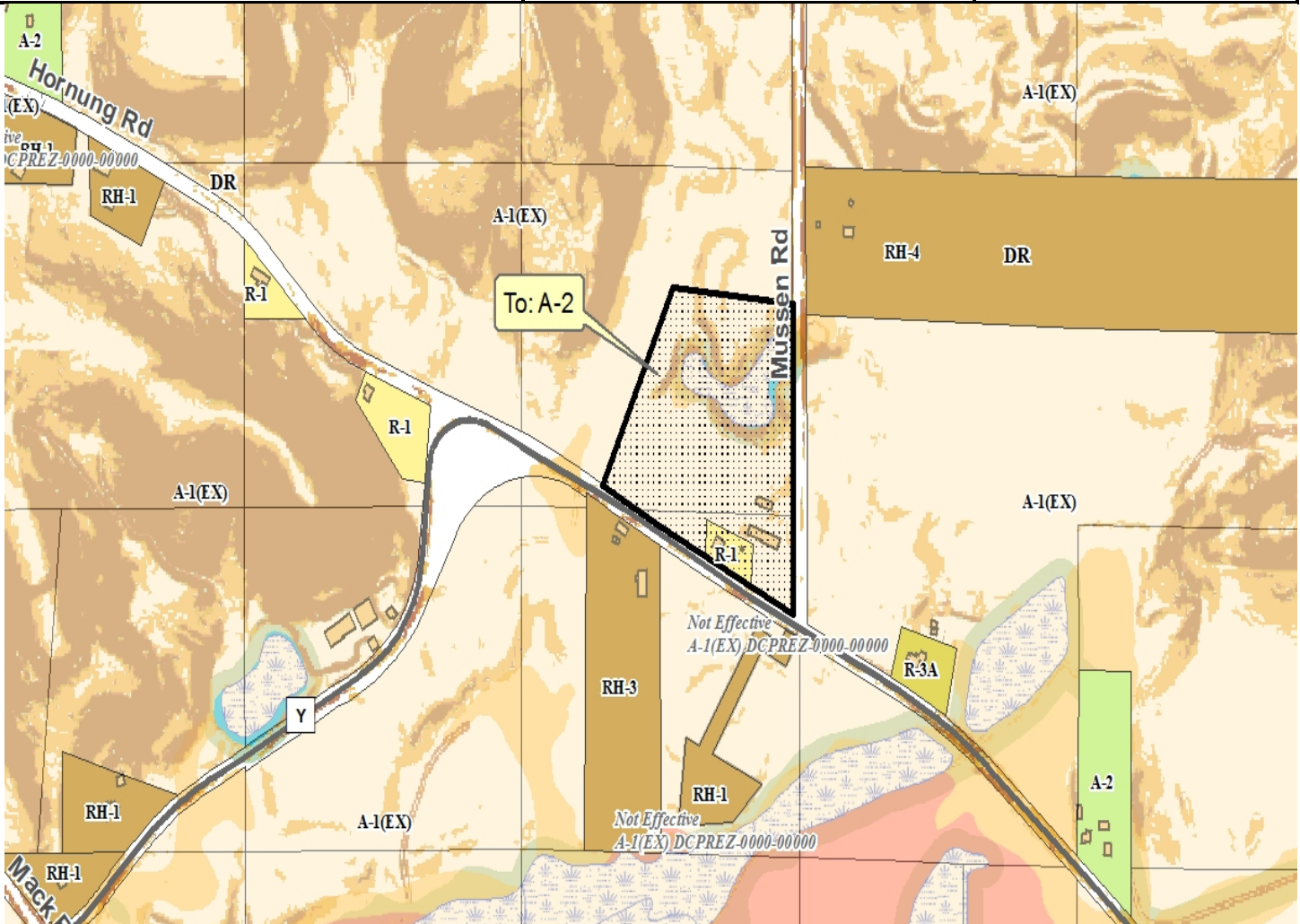
Acres: .8, 17.08  
Survey Req.

Applicant  
**Gary G Barbian**

Reason:  
**Separating existing residence from farmland**

Location:  
**8410 County Highway Y**

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant proposes to enlarge an existing residential (R-1) lot to 17 acres of A-2.

**OBSERVATIONS:** The new lot contains all out buildings, the existing primary residence and a pond surrounded by woods. There are no current plans to for construction.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. As indicated on the attached density study, it is consistent with the density policy in the Town's Comprehensive Plan.

**RESOURCE PROTECTION:** There are Resource Protection areas on the proposed lot around the pond on the North end of the proposed lot.

**STAFF:** The proposal meets the dimensional standards of the zoning district and the density policy of the Town Comprehensive Plan.

**TOWN:** Approved with no conditions