



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **December 13, 2016**

Zoning Amendment:  
**RH-3 Rural Homes District to A-1EX Exclusive Agriculture District**

Acres: 6.8  
Survey Req. Yes

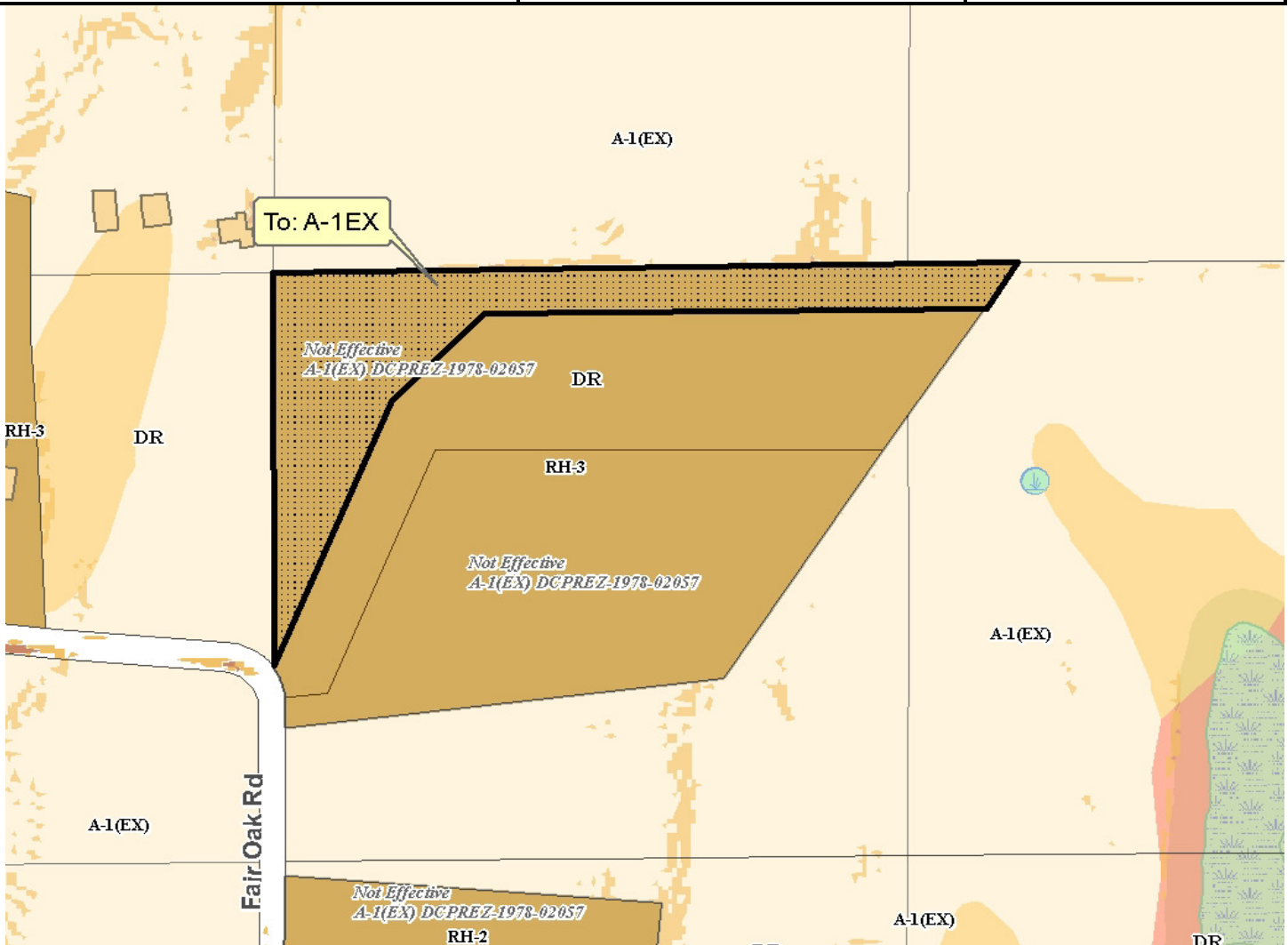
Reason:  
**Shifting property lines between adjacent property owners**

Petition: **Rezone 11072**

Town/sect:  
**Deerfield Section 24**

Applicant  
**Robert P Riege**

Location:  
**East of 140 Fair Oak Road**



**DESCRIPTION:** Applicant proposes to reduce the size of a recently created RH-3 zoned parcel. Approximately 6.8 acres would be removed from the existing ~16 acre RH-3 parcel. The lands would be added to the owners' adjoining A-1EX zoned farm property.

**OBSERVATIONS:** No sensitive environmental features observed on the property. No new development proposed.

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

**STAFF:** The proposal is consistent with town plan policies. A new Certified Survey Map totaling a minimum of 35 acres will need to be recorded to revise the lot boundaries as requested.

**TOWN:** Approved with no conditions.