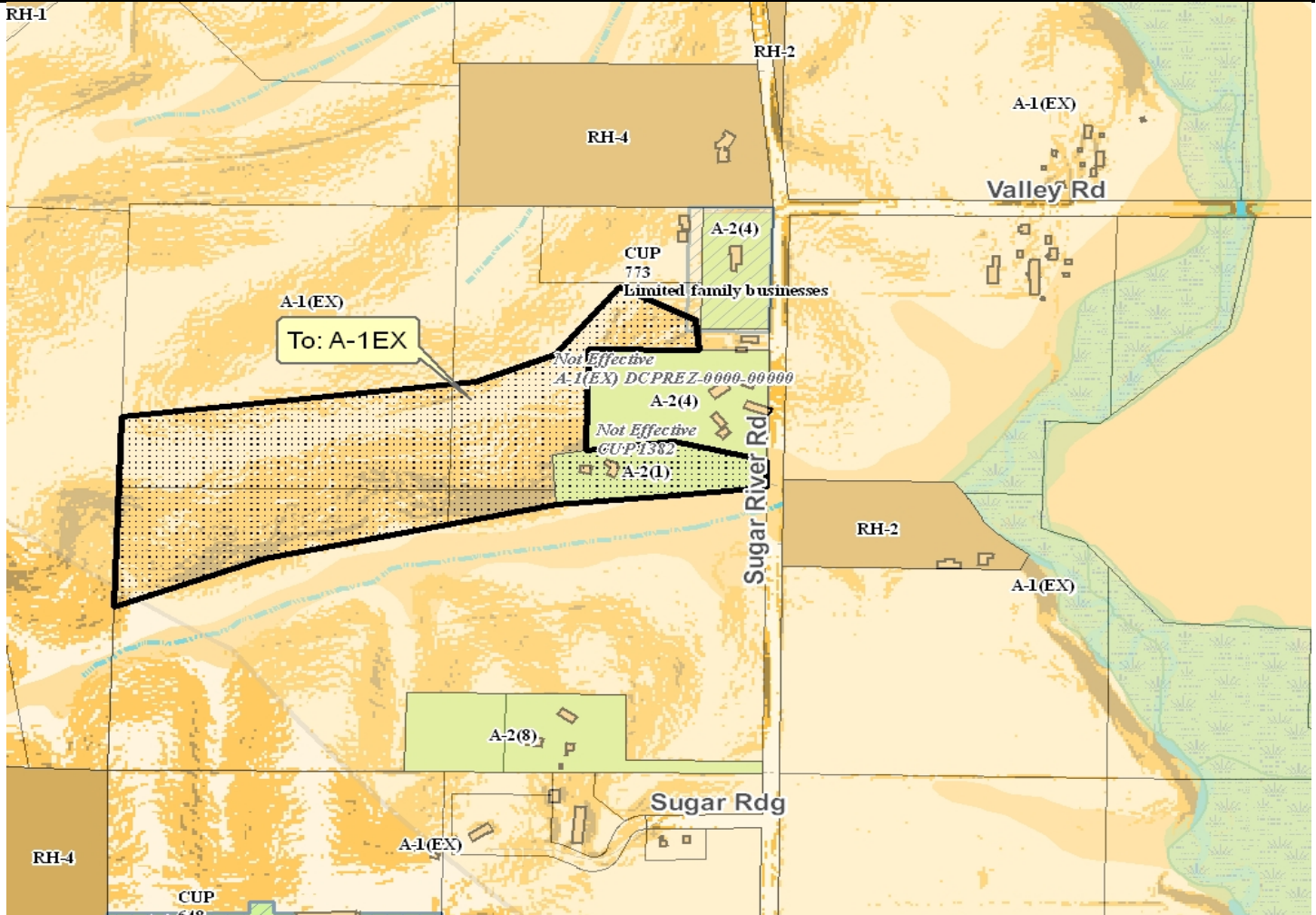




Staff Report

<i>Public Hearing:</i> August 25, 2015	<i>Petition:</i> Rezone 10866
<i>Zoning Amendment:</i> A-2(1) Agriculture District to A-1EX Exclusive Agriculture District	<i>Town/sect:</i> Verona Section 29
<i>Acres:</i> 3.99 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Carmon S Wilson
<i>Reason:</i> Consolidate all acreage into one agriculture property	<i>Location:</i> 2101 Sugar River Road

Zoning and Land Regulation Committee



DESCRIPTION: Applicant seeks to consolidate adjoining lands into a single parcel by rezoning the existing A-2(1) residential lot to A-1EX and combining with adjoining A-1EX land to create a new 35+ acre parcel. The proposal is being done as part of family estate planning. A Certified Survey Map of 35+ acres will be recorded to accomplish the consolidation.

OBSERVATIONS: The property consists of tilled agricultural lands, pasture land, and forest land. There are steep slopes between 12-20% grade on the property. No new development proposed.

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

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

STAFF: The proposal appears consistent with town plan policies. Staff recommends that the proposed CSM lot be revised to ensure that there remains a minimum 66' of distance between the northernmost portion of the proposed lot and the southern boundary of the adjoining property (Skolaski parcel). The surveyor is informed of this requirement.

TOWN: Approved with no conditions.