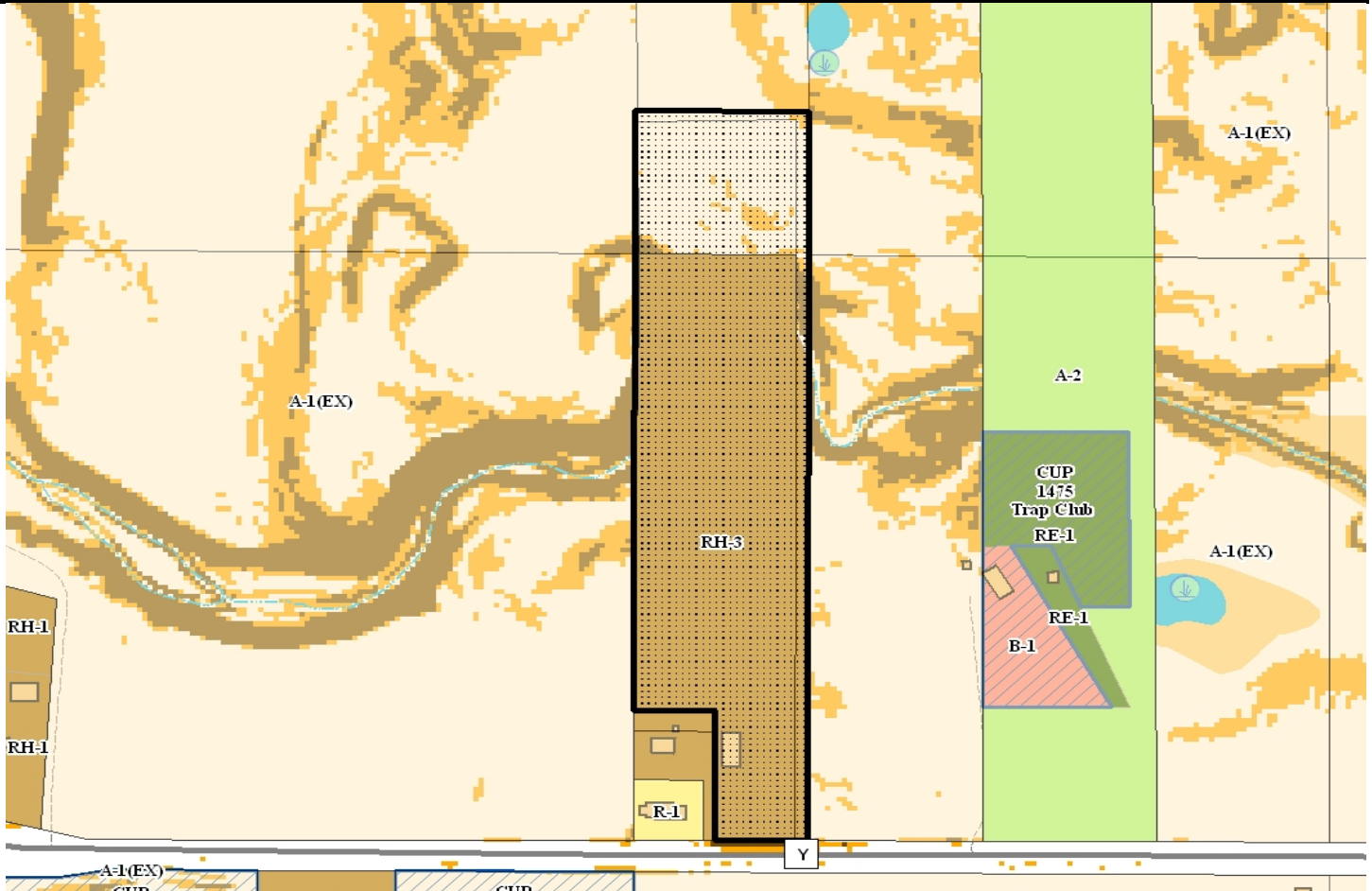




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 24, 2015</b>	<i>Petition:</i> <b>Rezone 10806</b>
	<i>Zoning Amendment:</i> <b>a-1EX Exclusive Agriculture District to RH-3 Rural Homes District</b>	<i>Town/sect:</i> <b>Roxbury Section 17</b>
	<i>Acres:</i> 2 <i>Survey Req. Yes</i>	<i>Applicant:</i> <b>Dean T Breunig</b>
	<i>Reason:</i> <b>Adding lands to an existing residential lot</b>	<i>Location:</i> <b>North of 9170 County Highway Y</b>



**DESCRIPTION:** Applicant proposes to combine existing metes and bounds parcels to create one 11.43 acre building site.

**OBSERVATIONS:** The property consists of woodlands and pasture. An intermittent stream, Roxbury Creek runs through the proposed parcel and there is a portion within a floodplain area. There are no wetlands. Steep slope areas have been identified near the intermittent stream and the proposed parcel consists of class II, III and class IV soils. One of the parcels being combined is an illegal parcel of record and there are two existing accessory buildings on the proposed parcel.

**TOWN PLAN:** The property is located in the town's agricultural preservation and open space and environmental corridor.

**RESOURCE PROTECTION:** an area of resource protection corridor is located on the property, which is associated with the stream/floodplain area.

**STAFF:** Staff recommends that a building envelope area be identified on Lot 1 of the Certified Survey Map that avoids the creek and floodplain areas.

**TOWN:** Approved with no conditions.