



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 23, 2015**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(2) Agriculture District

Acres: 2.06
Survey Req. Yes

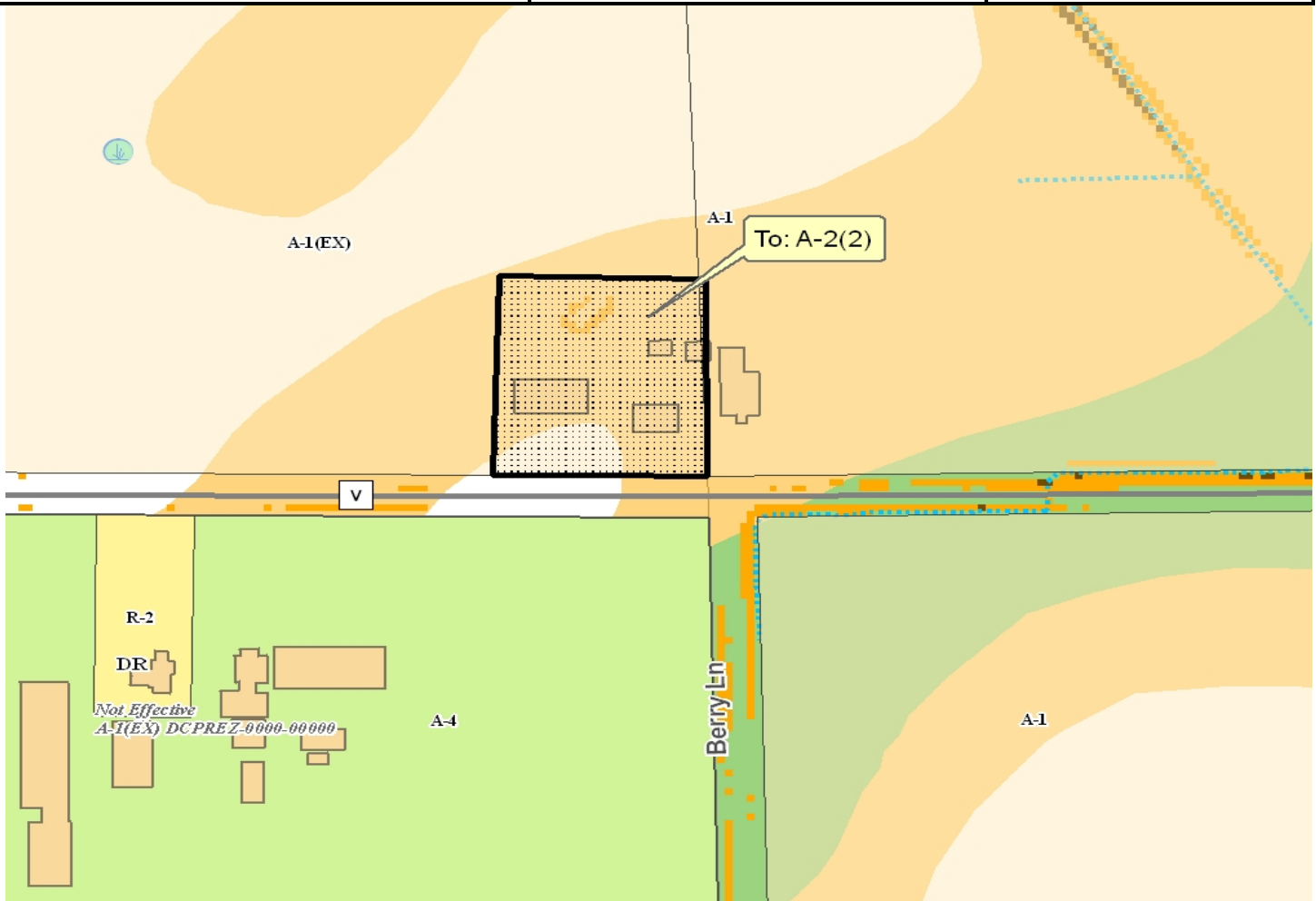
Reason:
Separating existing residence from farmland

Petition: **Rezone 10847**

Town/sect:
Windsor Section 01

Applicant
Cyril Feiner

Location:
3178 County Highway V



DESCRIPTION: Applicant proposes to separate the existing residence from the surrounding farmland.

OBSERVATIONS: No significant environmental features observed. No new development proposed.

TOWN PLAN: The property is in the town's agricultural preservation area. Development limited to one lot per 35 acres.

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

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the town does not count separation of residences existing prior to 6/23/93 as a split. If the petition is approved, it appears one (1) possible split will remain available to the farm.

TOWN: Approved with 8 conditions.