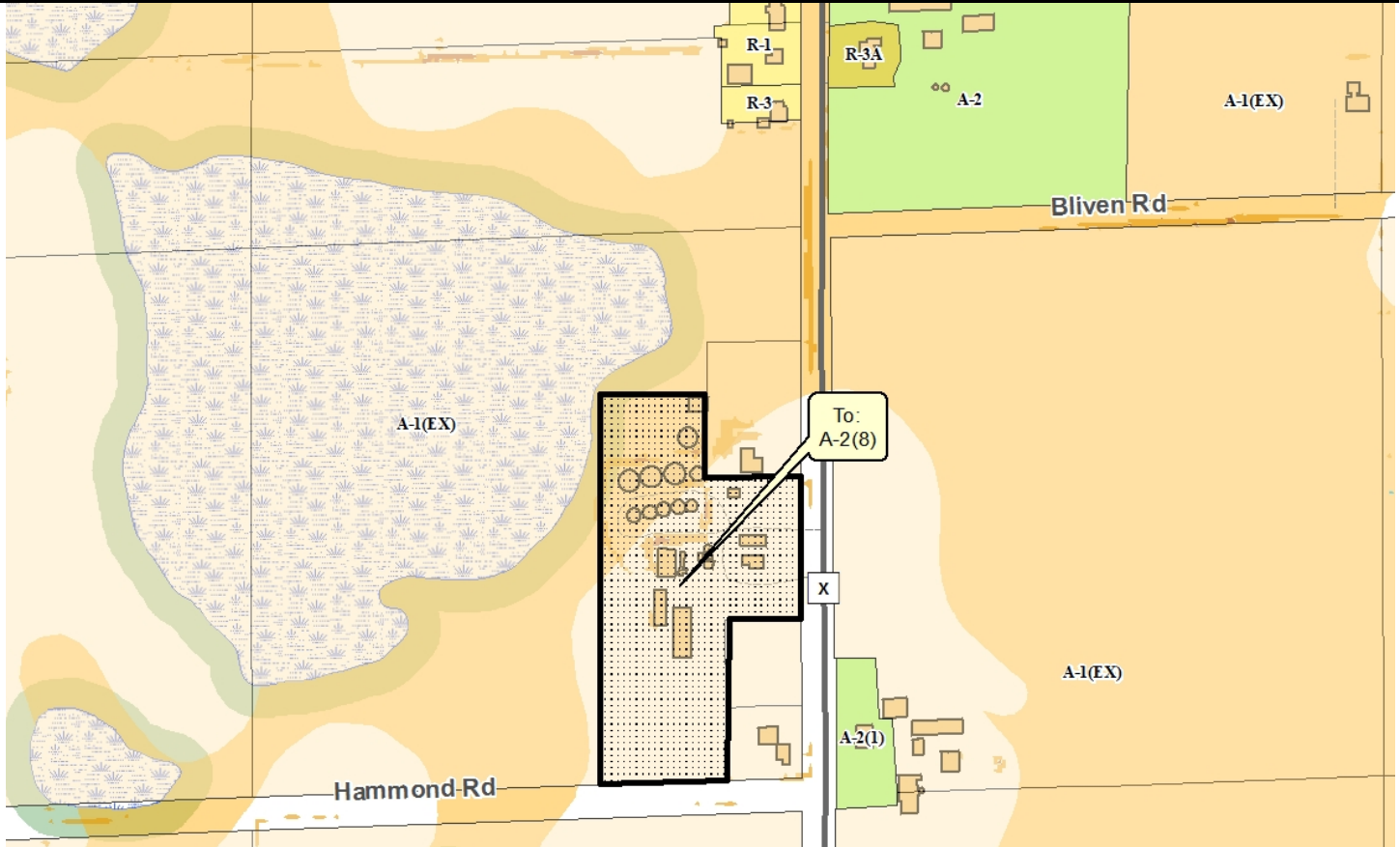




Staff Report

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| Zoning and Land Regulation Committee | Public Hearing: November 28, 2017 | Petition: Petition 11218 |
| | Zoning Amendment: A-1EX Agriculture District TO A-2 (8) Agriculture District | Town/sect: ALBION, Section 29 |
| | Acres: 8.4 Survey Req. Yes | Applicant GARY E THALACKER |
| | Reason: Separating farm residence and accessory buildings from farmland | Location: 495 COUNTY HIGHWAY X |



DESCRIPTION: Applicant proposes to separate the existing farm residence and farm buildings / structures from the surrounding farmland.

OBSERVATIONS: Surrounding land uses are agriculture and rural residential. The farm residence and farm buildings are spread out over several acres, and total approximately 30,000 square feet of building footprint area. The A-2(8) zoning district has a 10% lot coverage maximum, which would allow for approximately 35,000 square feet of building footprint area. No new development is proposed.

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

RESOURCE PROTECTION: No area of resource protection corridor located on the proposed A-2(8) parcel. An area of mapped wetlands is located on the adjoining farmland to the west.

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the town does not count separation of farm residences existing prior to 6/29/79 as a split toward the 1 per 35 density limitation. If the petition is approved, two possible splits will remain available to the original Thalacker farm.

ZLR 11/28: The petition was postponed due to no town action.

TOWN: Approved with no conditions.