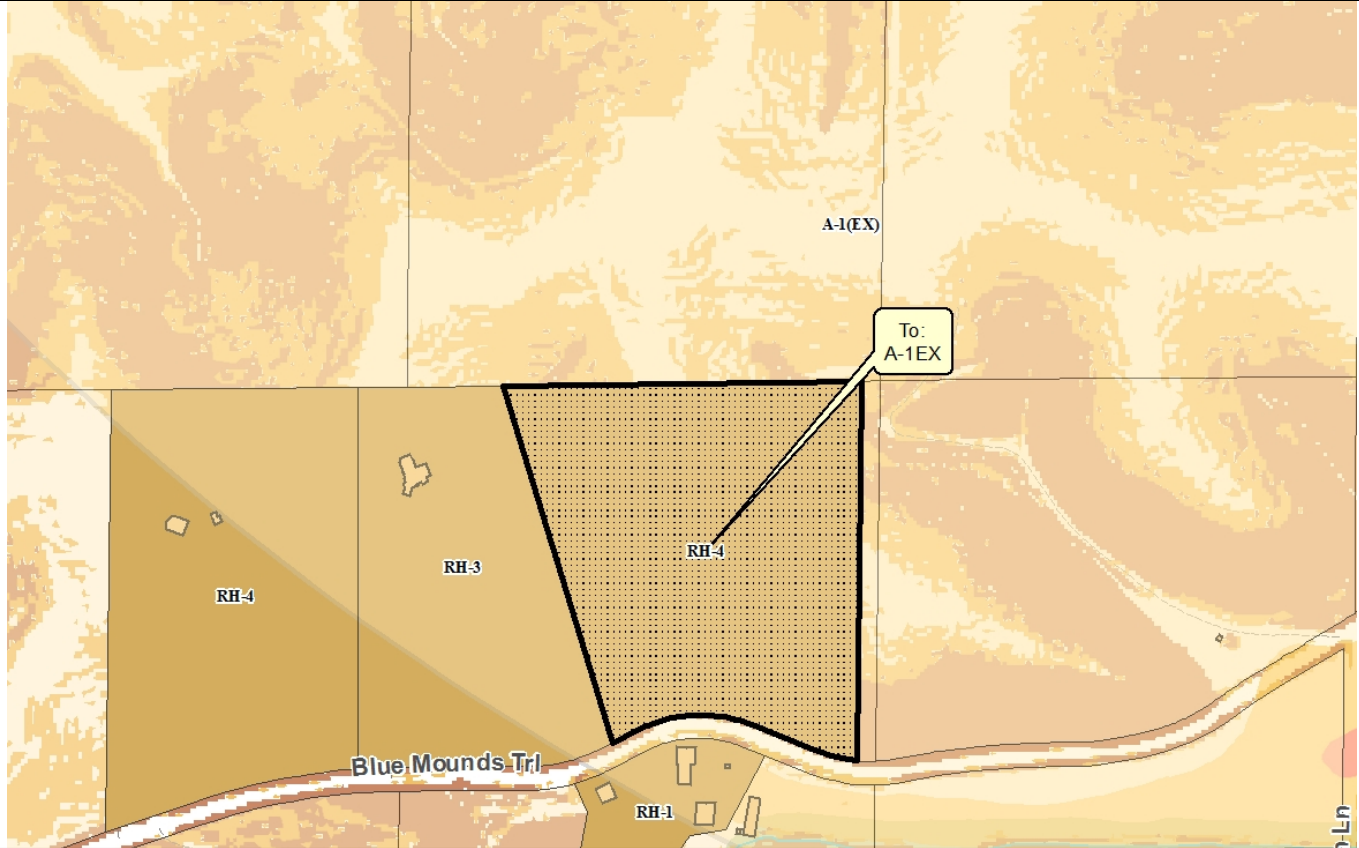




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 28, 2017	<i>Petition:</i> Petition 11210
	<i>Zoning Amendment:</i> RH-4 Rural Homes District TO A-1EX Agriculture District	<i>Town/sect:</i> VERMONT, Section 3
	<i>Acres:</i> 19.55 <i>Survey Req. No</i>	<i>Applicant</i> DONALD L PARRELL
	<i>Reason:</i> selling land to adjacent farm	<i>Location:</i> EAST OF 4579 BLUE MOUNDS TRL



DESCRIPTION: Applicant proposes to transfer the existing 19.55 acre RH-4 zoned parcel to his son who owns the adjoining A-1EX zoned farm totaling over 150 acres. A-1EX zoning is requested to match the zoning of the adjoining property. Note that the property is defined by a Certified Survey Map (CSM). The development right associated with the 19.55 acre property would be allocated to the owner's nearby parcel to the west. See staff recommendations, below.

OBSERVATIONS: The property is entirely wooded and contains steep slope topography over 20% grade. Surrounding land uses include rural residential, agricultural, and open space. No development proposed.

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

RESOURCE PROTECTION: No areas of resource protection corridor on the property.

STAFF: Since the property is defined by a CSM, the only way to erase the boundaries of the existing surveyed lot would be to record a new 35+ acre CSM over top of it.

Staff recommends the following amendment and conditions:

1. Amend the requested zoning classification to the A-4 Small Lot Exclusive Agricultural district. A-4 zoning would allow the property to remain in its current configuration and the same uses as A-1EX.
2. Require recording of a deed restriction on the A-4 parcel to prohibit residential development.
3. Require recording of a Notice document indicating that the development right associated with the 19.55 acre parcel is being transferred / assigned to owner's 18.7 acre property at 4543 Blue Mounds Trail – Lot 1 CSM 11526, parcel 0706-033-9070-0.

TOWN: Approved.