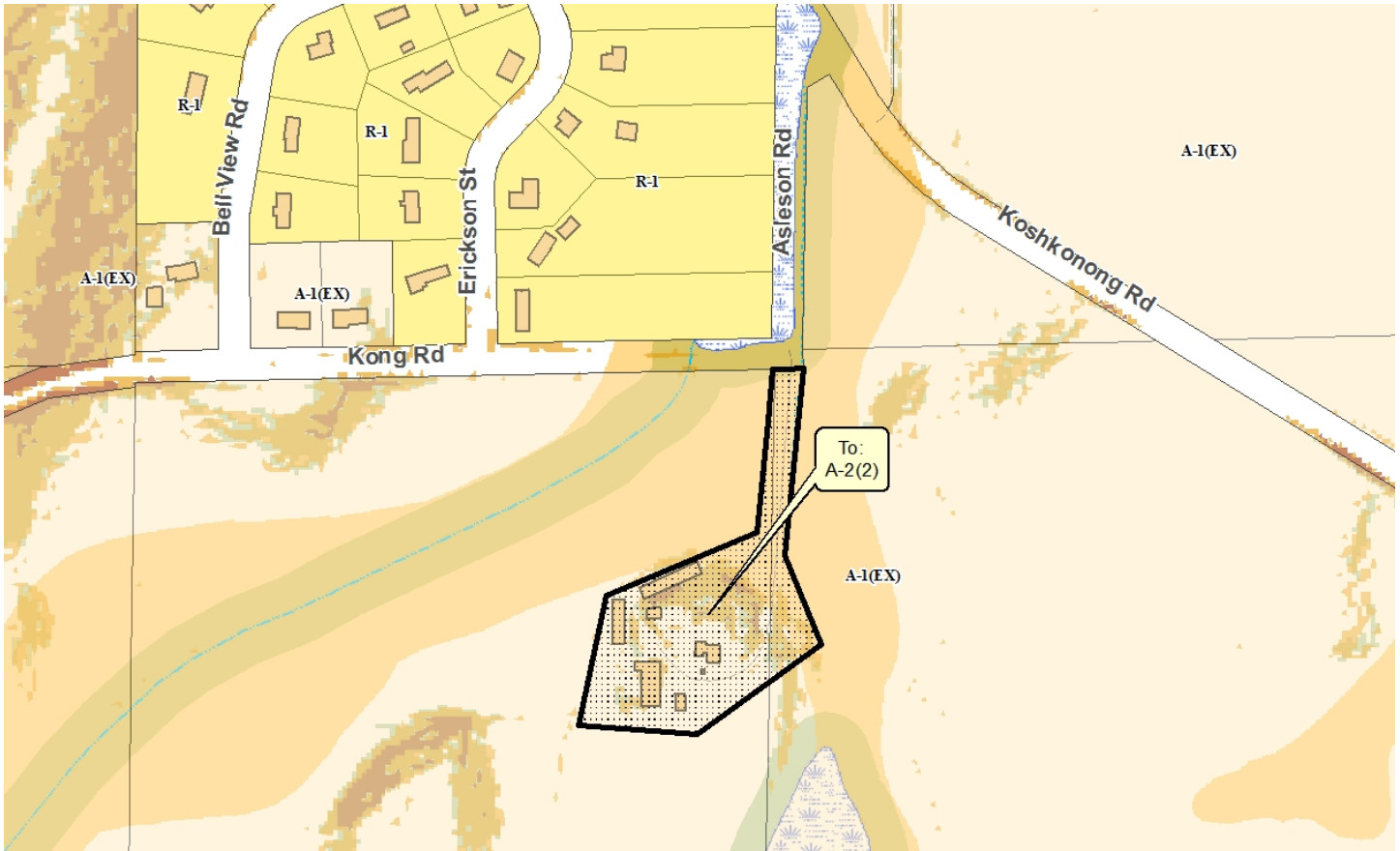




# Notice of Public Hearing

Zoning and Land Regulation Committee

<i>Public Hearing:</i> <b>August 22, 2017</b>	<i>Petition:</i> <b>Petition 11179</b>
<i>Zoning Amendment:</i> <b>A-1EX Agriculture District TO A-2 (2) Agriculture District</b>	<i>Town/sect:</i> <b>PLEASANT SPRINGS, Section 13</b>
<i>Acres:</i> 3.75 <i>Survey Req.:</i> Yes	<i>Applicant:</i> <b>ALICE A ASLESON</b>
<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>2409 ASLESON RD</b>



**DESCRIPTION:** Applicant proposes to separate the existing farm residence and buildings from the farmland.

**OBSERVATIONS:** No sensitive environmental features observed. A small, unmapped drainage ditch runs along the easterly boundary of the proposed A-2(2) parcel and provides drainage for the adjoining agricultural lands. No new development proposed.

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

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

**STAFF:** The proposal is consistent with town plan policies. As indicated on the attached density study, the town counts all residences toward the density limitation. Two possible splits will remain available to the farm if the petition is approved. Consideration should be given to designing the A-2(2) parcel so that the existing drainage ditch and tree line remain on the A-1EX zoned farmland.

**TOWN:** Approved with conditions. An agricultural easement shall be recorded to allow access to adjacent farmland from driveway. The single family residence and associated septic shall be located on the proposed lot. The lot shall not be divided. The new parcel cannot include the drainage ditch to allow Ag Preservation and maintenance to farmer or renter. The driveway access needs to be at least 66 feet wide at all points.