



# Staff Report

Public Hearing: **October 25, 2016**

Petition: **Rezone 11049**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to A-2(4) Agriculture District**

Town/sect:  
**Pleasant Springs Section 10**

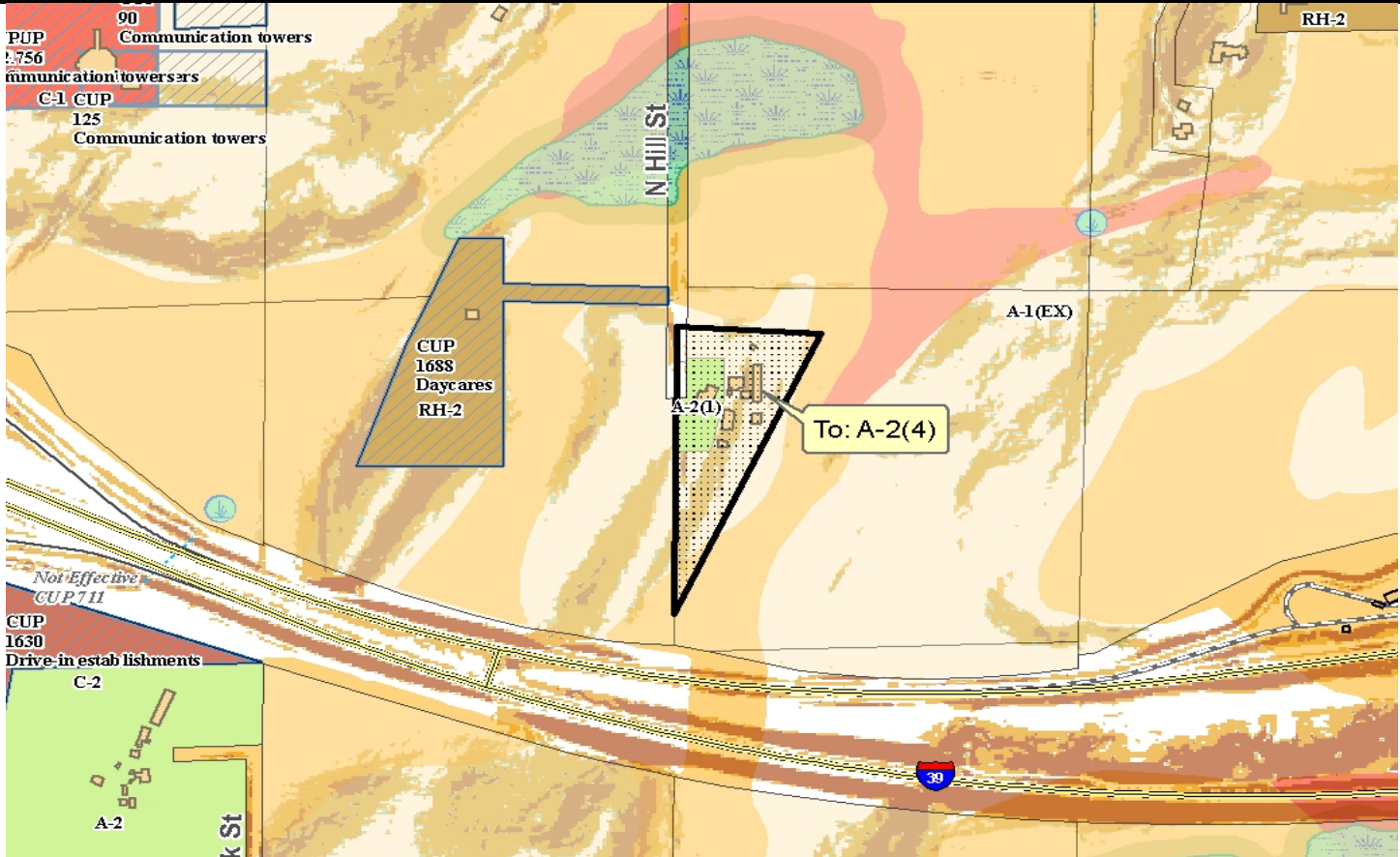
Acres: 5.7  
Survey Req. Yes

Applicant  
**Renelle Champagne**

Reason:  
**Separating existing residence from farmland**

Location:  
**2822 N Hill Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to separate the existing residence and accessory buildings from the surrounding 40 acres of farmland.

**OBSERVATIONS:** The property consists of 40% class II soils. No sensitive environmental features observed. No new development proposed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property is not eligible for any additional splits. The proposed separation is consistent with town plan policies.

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

**STAFF:** The proposal meets the dimensional standards of the zoning district. Staff recommends that a deed restriction be recorded with the register of deeds office prohibiting further development on the balance of the A-1EX zoned property.

**TOWN:** Approved with conditions: The CSM must show driveway for the lot and also the field access route to the 46.3 acres to the east. The language shall be added to the proposed CSM for Town approval.