



# Staff Report

Public Hearing: **September 27, 2016**

Petition: **Rezone 11034**

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

Town/sect:  
**Deerfield Section 33**

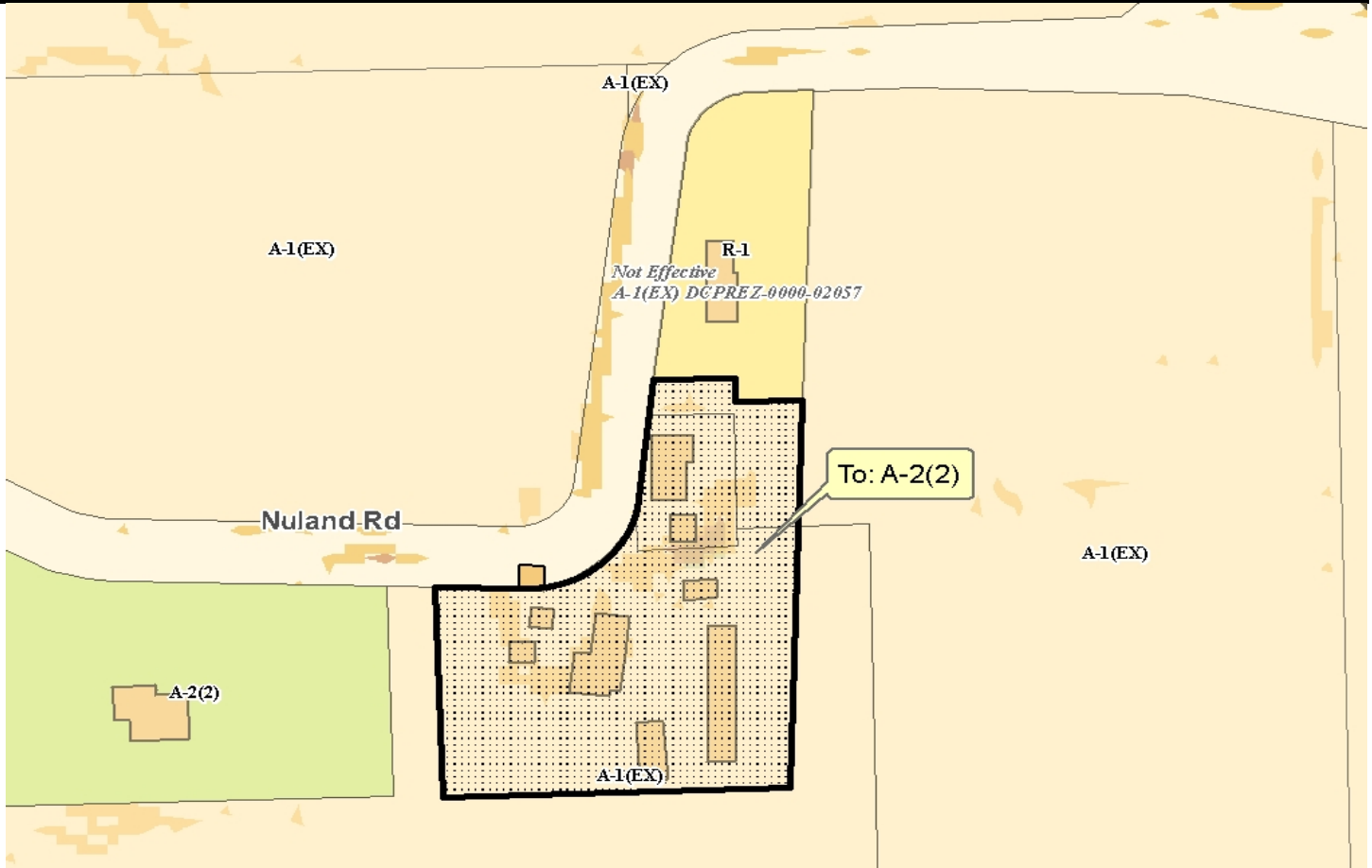
Acres: 2.8  
Survey Req. Yes

Applicant  
**Janet L Berge**

Reason:  
**Separating existing residence from farmland**

Location:  
**961 Nuland Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like to separate the existing farmstead from the 114-acre farm (20 acres in the Town of Christiana).

**OBSERVATIONS:** There is an existing residence and various farm buildings on the proposed lot. The proposal shows a 9.5% building coverage. Approximately 40% of the proposed lot consists of Class II soils.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. Development is limited to one lot per 35 acres owned. The property was originally eligible for a total of 3 splits. 2 housing density rights have been used to create the adjacent residential lots. Note that the town counts separation of existing residences as a split. If the petition is approved, the splits will be exhausted for the original farm.

**RESOURCE PROTECTION:** The proposed lot is outside the resource protection area.

**STAFF:** The proposal meets the dimensional standards for the zoning district. Housing density rights will be exhausted on the 94 acres in the Town of Deerfield. Staff recommends that a deed restriction be recorded on the balance of A-1EX lands prohibiting further residential development.

**TOWN:** Approved conditioned upon a deed notice being placed on the property to prohibit further residential development on the remaining A-1 Exclusive zoned lands.