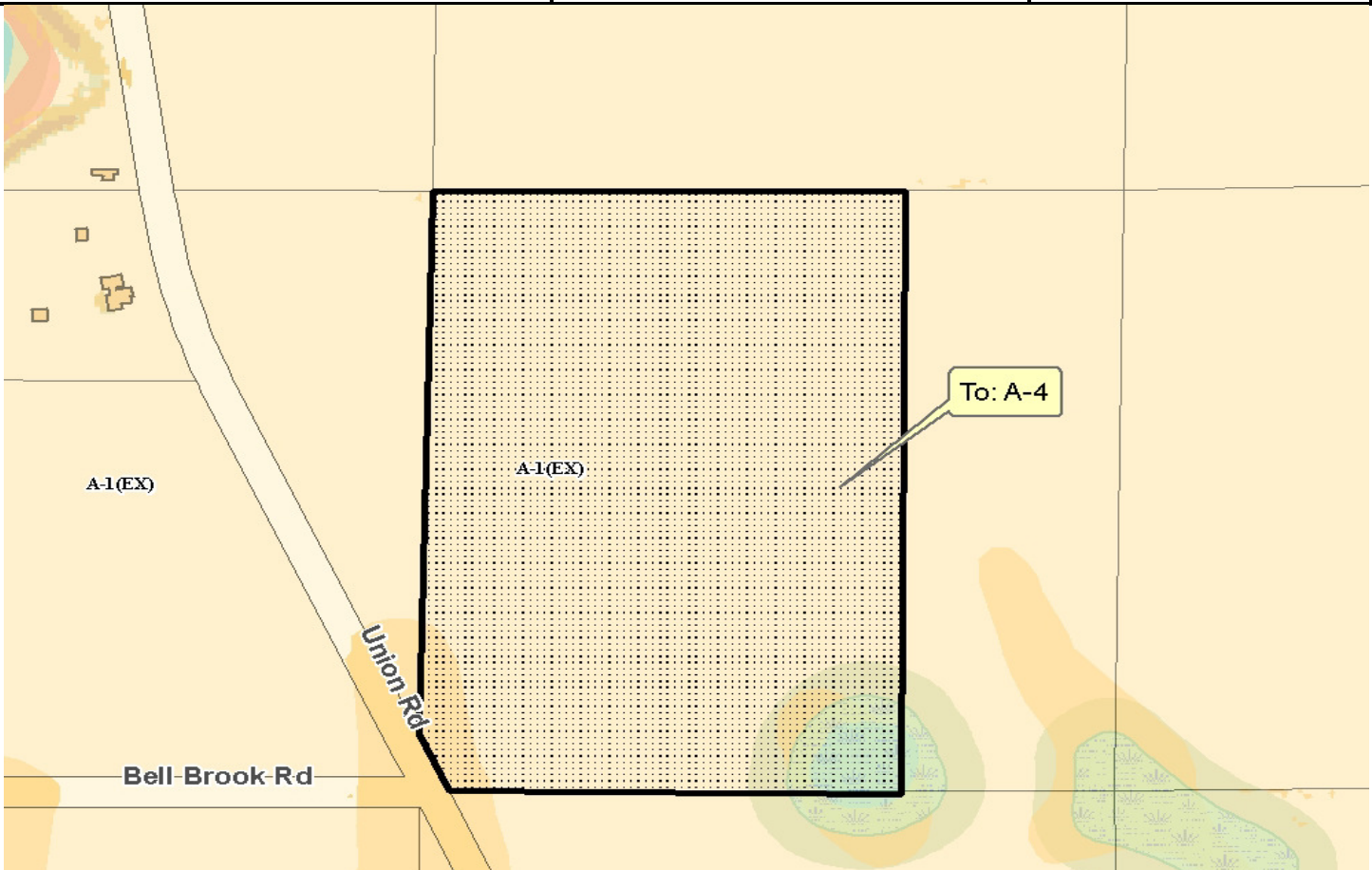




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> February 23, 2016	<i>Petition:</i> Rezone 10939
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-4 Agriculture District	<i>Town/sect:</i> Oregon Section 26
<i>Acres:</i> 27.34 <i>Survey Req.</i> Yes	<i>Applicant:</i> Marshall Brothers
<i>Reason:</i> Dividing farmland between owners	<i>Location:</i> North of 296 Union Road



DESCRIPTION: The petitioners are dividing the 230-acre farm between owners. In order to divide the farmland up equally, a 27-acre parcel needs to be created.

OBSERVATIONS: The entire 230-acre farm consists of Class II soils. There are pockets of wetlands located in various areas of the farm. There is a 2-acre pocket located in the southeast corner of the proposed lot. A 75-foot building setback is required to be maintained from this wetland area. The main farm operation is located just south of the proposed lot.

TOWN PLAN: The property is located in the Agricultural Preservation Area. Seven (7) housing density rights have been allocated for the original 230-acre farm. One (1) housing density right was used to create the residential lot for 253 Union Road. Currently, there are six (6) housing density rights available on the property.

RESOURCE PROTECTION: The wetlands on the property are identified as resource protection areas. Any wetland area over 2 acres in size needs to maintain a 75-foot building setback buffer.

STAFF: The proposal meets the dimensional standards of the zoning district. No development is proposed.

2/23 ZLR: Postponed due to no town action.

TOWN: Approved.