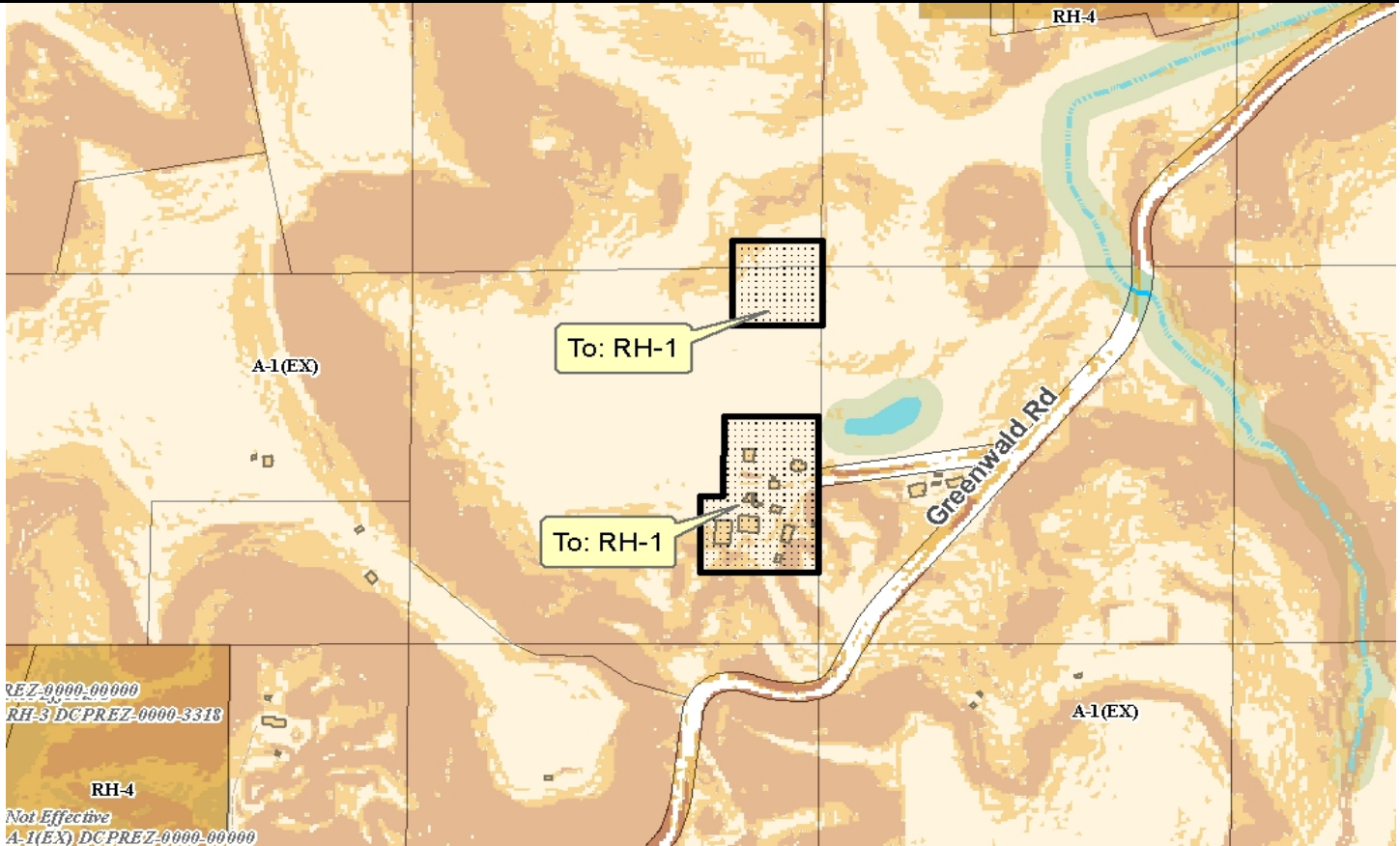




Staff Report

Zoning and Land Regulation Committee	Public Hearing: December 13, 2016	Petition: Rezone 11073
	Zoning Amendment: A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	Town/sect: Vermont Section 23
	Acres: 2, 4.34 Survey Req. Yes	Applicant Alex McKenzie
	Reason: Separating existing residence from farmland and creating a zoning boundary of a residence	Location: 9808 Greenwald Road



DESCRIPTION: Applicant proposes to separate the existing farm residence and buildings from the farm and to create a new two acre buildable area (not a separate parcel) on the balance of ~65 acre property. Applicant has prepared a shared driveway easement agreement that satisfies the standards found in the county subdivision code.

OBSERVATIONS: No sensitive environmental features observed. The proposal would require extension of the existing driveway approximately 600' to reach the proposed RH-1 building site to the north.

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property is eligible for two splits and the town does not count the separation of existing residences as a split. If the petition is approved, one possible split will remain.

STAFF: The proposal appears reasonably consistent with the town's siting standards and criteria. In pre-application discussions, county staff advised that a shared driveway easement agreement should be prepared.. As noted in the description above, the applicant has prepared a shared driveway easement to allow access to the site to the north.

12/13 ZLR Meeting: Postponed due to public opposition. The property owner to the east would like to discuss a different home location, landscaping requirements, and maintenance plan with the petitioner.

TOWN: Approved with no conditions.