



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 25, 2015**

Petition: **Rezone 10883**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RE-1 Recreational District , R-1A Residence District and A-2 Agriculture District

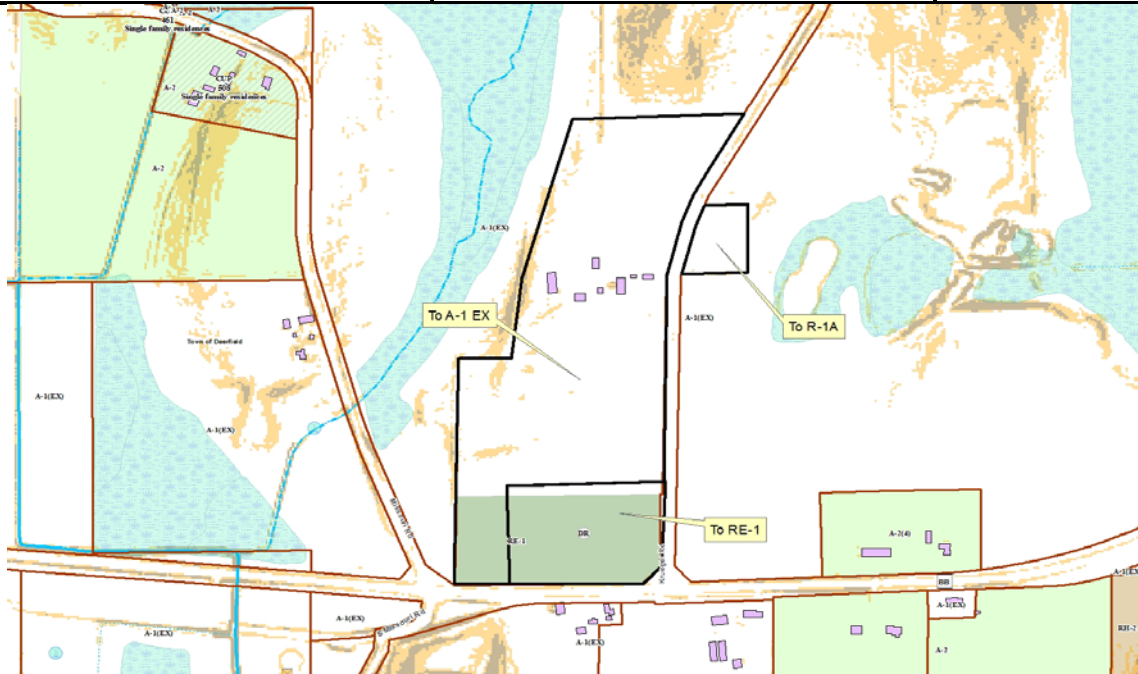
Town/sect:
Deerfield Section 11

Acres: 1 , 2.0, 32.5
Survey Req. Yes

Applicant
Anne L Aplin

Reason:
Shifting of property lines between adjacent land owners and creation of one residential lot

Location:
4355 Krueger Road



DESCRIPTION: Applicant seeks to create a new residential lot and separate the recreational facility (soccer fields) from the farm. A portion of the RE-1 zoning area must return back to A-1EX in order to maintain a 35-acre lot for the farm residence.

OBSERVATIONS: There is an existing residence and several outbuildings on the property. The southerly 9 acres is being used for soccer fields. There is a non-conforming mineral extraction site identified to the east Krueger Road; however the registration was terminated in 1987. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area. In order for the existing farm residence to be exempt from the housing density policies, the farm residence must remain on a property of at least 35-acres in size. If the lot for the existing farm house is less than 35 acres in size, the separation of the farm residence from the farmland would count as a housing density right, and thus, the proposed lot to the east of Krueger Road would not be able to be created due to the lack of housing density rights.

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

STAFF: As indicated on the attached density study report, the property is eligible for one possible split. If the petition is approved, the splits will be exhausted. The proposal appears reasonably consistent with town plan policies. Staff recommends a deed restriction be recorded on the balance of A-1EX zoned land prohibiting further residential development or land divisions. Note that a Certified Survey Map consisting of 3 lots will be needed to effectuate the petition.

TOWN: Approved with conditions and options.

Staff suggests that Option A be approved in order to be in compliance with Town Plan policies.