

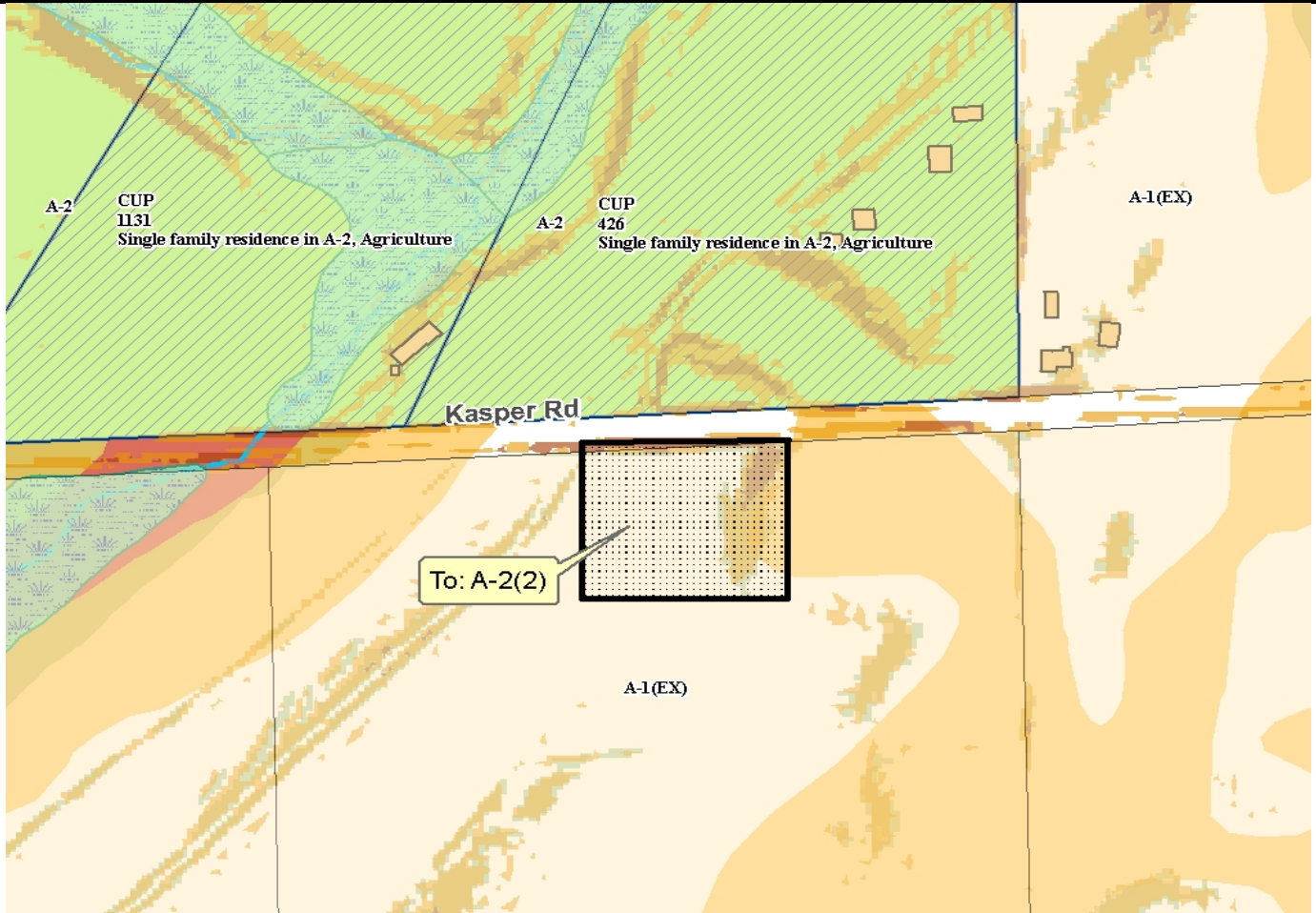


Staff Report

<i>Public Hearing:</i> August 23, 2016	<i>Petition:</i> Rezone 11023
<i>Zoning Amendment:</i> A-1EX Exclusive District to A-2(2) Agriculture District – RH-1 Rural Homes	<i>Town/sect:</i> York Section 12
<i>Acres:</i> 2.47 <i>Survey Req.</i> Yes	<i>Applicant:</i> Scott K Weisman
<i>Reason:</i> Creating one residential lot	<i>Location:</i> South of 160 Kasper Road

Zoning and Land Regulation Committee

NOTE: Petition changed to RH-1.



DESCRIPTION: Applicant would like to create a 2.5-acre residential parcel on the 93-acre farm.

OBSERVATIONS: 50% of the proposed area consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

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

STAFF: As indicated on the attached density study report, the property remains eligible for 1 possible split. If the petition is approved, the splits will be exhausted. Staff recommends that a deed restriction be recorded on the balance of remaining A-1EX zoned land prohibiting further residential development. The proposal appears reasonably consistent with town plan policies.

TOWN: Approved conditioned upon the zoning classification being changed to RH-1.

Note: Boundaries changed to a 300-foot x 300-foot lot. 2.06 acres.