



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **January 27, 2015**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2 Agriculture District and RH-4 Rural Homes District

Acres: 20.50, 16.78
Survey Req. Yes

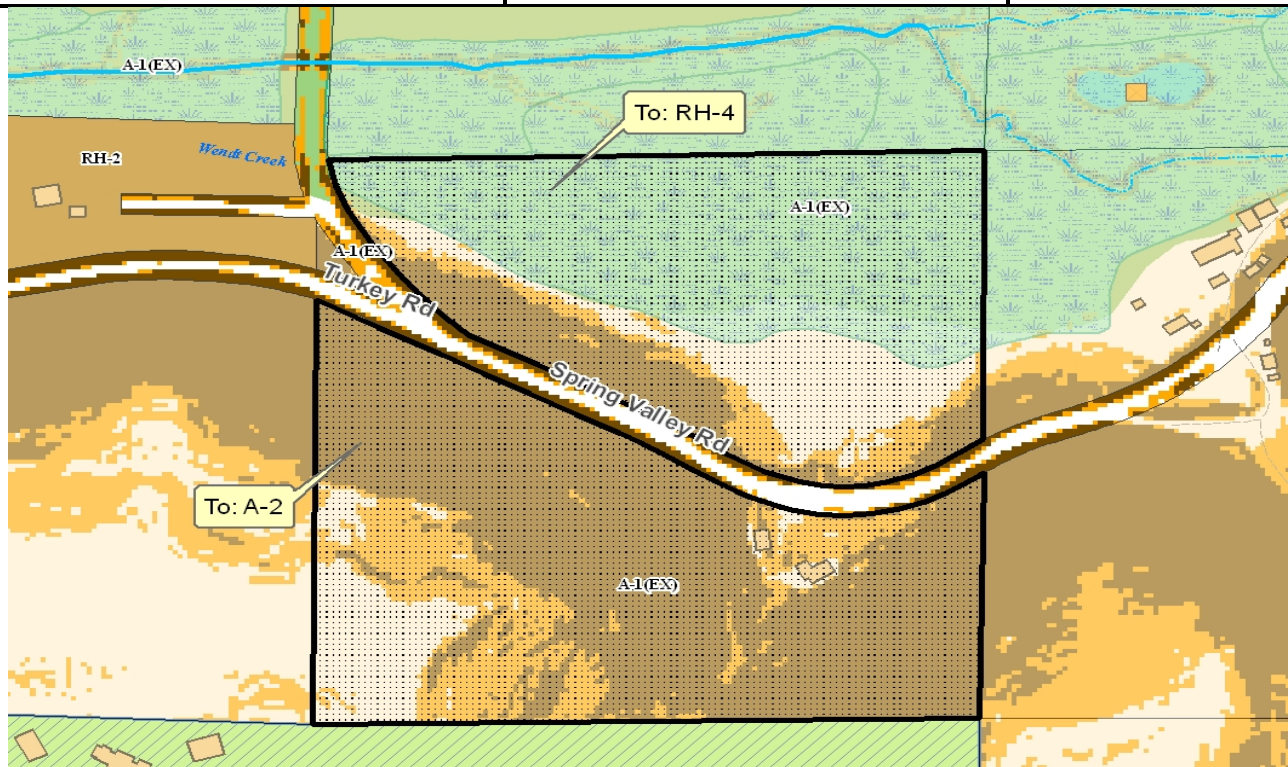
Reason:
Creating one residential lot and separating existing residence from the farmland

Petition: **Rezone 10788**

Town/sect:
Berry Section 20

Applicant
Teresa M Witmer-Kean

Location:
9175 Spring Valley Rd



DESCRIPTION: Applicant proposes to create one new ~17 acre building site north of Spring Valley Road, and to also provide zoning compliance for remaining lands with the existing residence on a ~20 acre parcel south of Spring Valley road.

OBSERVATIONS: There is a significant wetland / floodplain area comprising roughly half of the proposed new building site (see attached map). There are also areas of steep slope topography located on both parcels. The proposed new building site consists of primarily class III and IV soils. There is a suitable area of upland to serve as a building site outside of the environmentally sensitive areas.

TOWN PLAN: The property is located in the town's agricultural preservation and open space corridor planning areas. The area of wetland / floodplain is shown as open space corridor on the town's future land use map.

RESOURCE PROTECTION: An area of resource protection corridor is located on the property, associated with the wetland / floodplain area.

STAFF: Staff recommends that a building envelope area be identified on the Certified Survey Map for proposed lot 1 that avoids the steep slope and wetland areas located on the property.

There is a small triangular area of the property located between Spring Valley and Turkey Roads. Staff suggests that approval also be conditioned upon that area being dedicated and accepted by the town as road right of way.

TOWN: Approved.