



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **June 27, 2017**

Zoning Amendment:
**A-1EX Agriculture District TO A-2
(1) Agriculture District**

Acres: 2
Survey Req. Yes

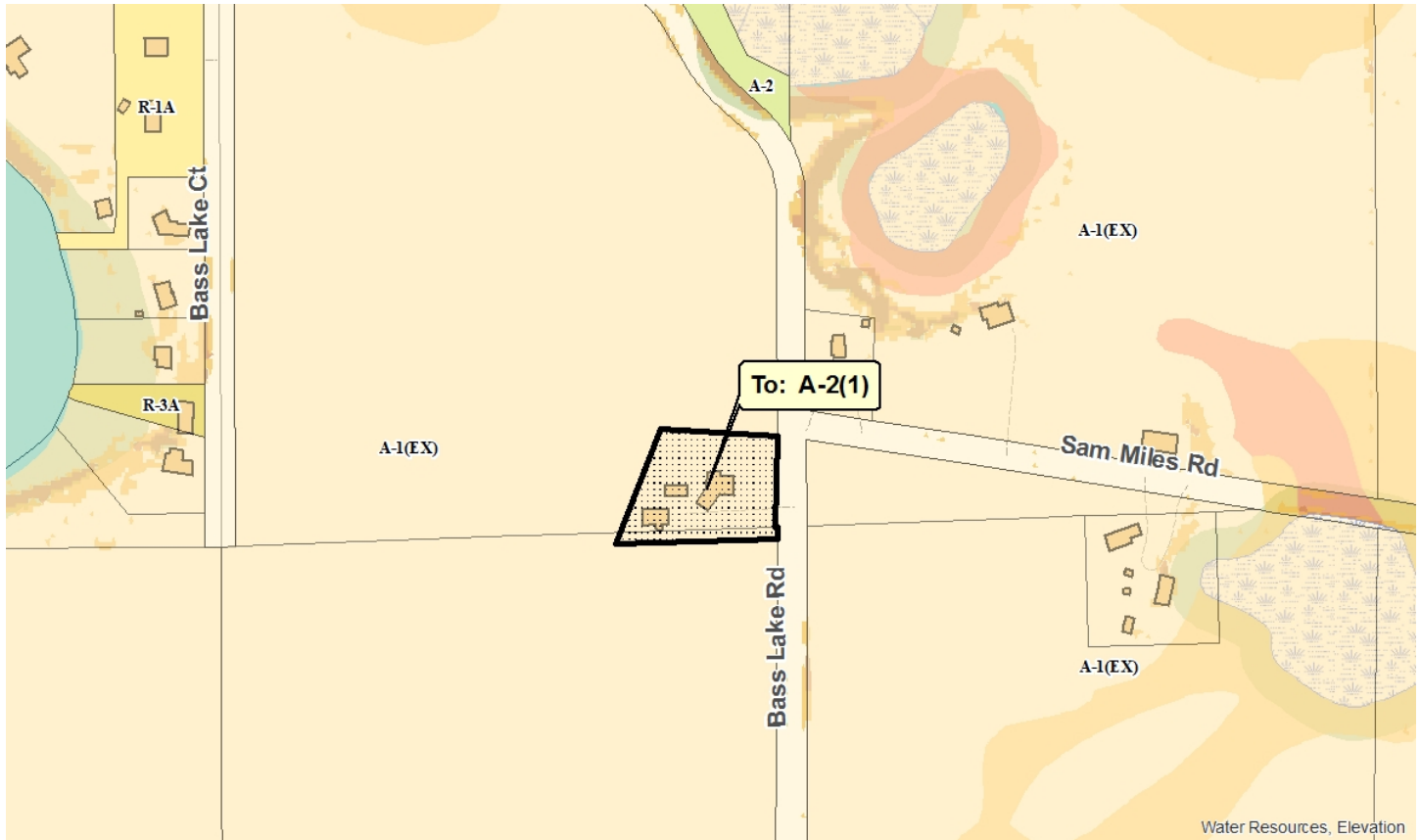
Reason:
**Separating existing residence
from farmland**

Petition: **Petition 11144**

Town/sect:
DUNKIRK, Section 19

Applicant
FURSETH FARMS INC

Location:
731 BASS LAKE ROAD



DESCRIPTION: Applicant proposes to separate the existing farm residence and buildings from the surrounding farmland.

OBSERVATIONS: No sensitive environmental features observed. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area. The town limits development in the area to no more than one dwelling unit per 35 acres owned as of 7/1/1979.

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

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the town counts all residences, farm and nonfarm, toward the density limitation of one dwelling per 35 acres. The property is not eligible for further development under the town's density policy.

In accordance with the town density policy, staff recommends that approval be conditioned on the recording of a deed restriction prohibiting further residential development on the balance of A-1EX zoned land comprising the original ~77 acre farm.

TOWN: Approved with a condition requiring the balance of A-1EX zoned lands be deed restricted to prohibit further residential development.