



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **June 27, 2017**

Petition: **Petition 11148**

Zoning Amendment:
A-1EX Agriculture District TO RH-2 Rural Homes District

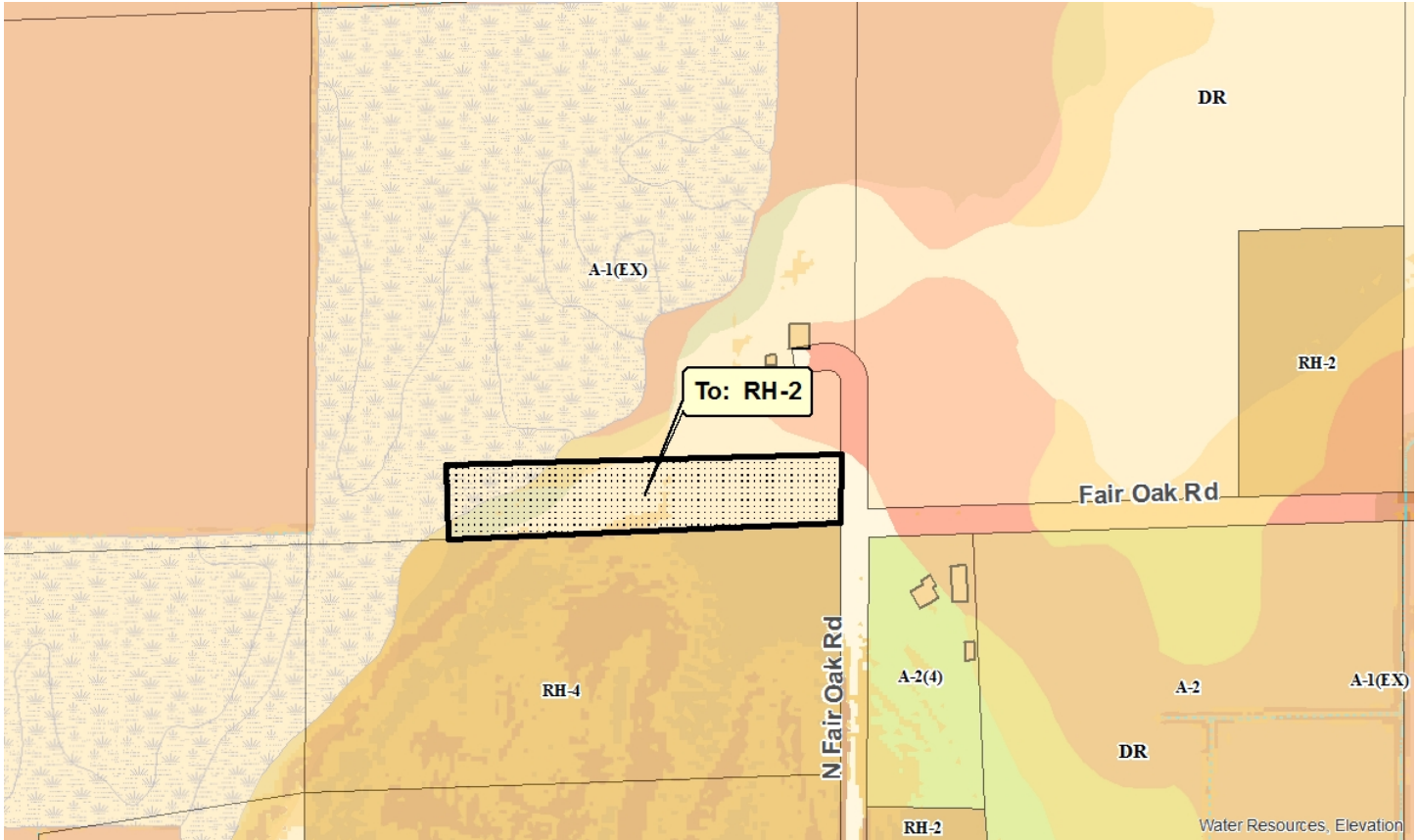
Town/sect:
DEERFIELD, Section 23

Acres: 4
Survey Req. Yes

Applicant
THOMAS L SCHALLER

Reason:
Creating one residential lot

Location:
SOUTH OF N FAIR OAK ROAD



DESCRIPTION: Applicant proposes to create a new 4 acre residential parcel to the south of 3781 N. Fair Oak Road.

OBSERVATIONS: An 0.5 acre area of mapped wetlands is located along westerly 1/8 of the property. An 33' right-of-way easement providing access to the lands to the west is located along the southerly boundary of the proposed RH-2 lot.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development is limited to one dwelling unit per 35 acres owned as of 10/26/78.

RESOURCE PROTECTION: An area of resource protection corridor associated with the wetlands is located on the westerly 1/8 of the property.

STAFF: The proposal appears reasonably consistent with town plan policies. As indicated on the attached density study report, the remaining 35+ acre portion of the property is not eligible for any additional splits. Note that the owner has another 40 acre parcel to the north that appears to be eligible for one possible split.

Staff recommends a deed restriction be recorded on the balance of the ~35 acre tax parcel indicating that the available splits have been exhausted.

TOWN: Approved with no conditions.