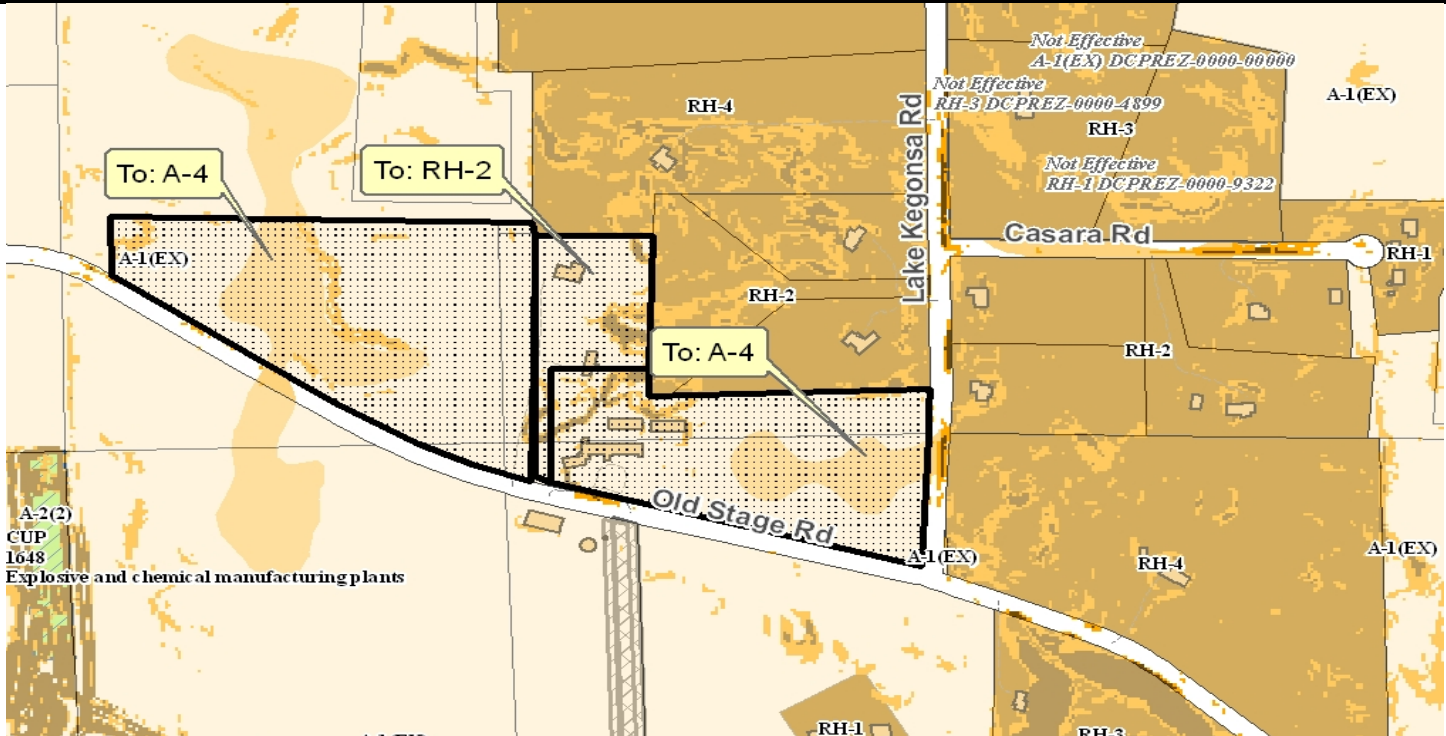




# Staff Report

<i>Public Hearing:</i> <b>August 25, 2015</b>	<i>Petition:</i> <b>Rezone 10872</b>
<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to RH-2 Rural Homes and A-4 Small Lot Agriculture District</b>	<i>Town/sect:</i> <b>Rutland Section 34</b>
<i>Acres:</i> 26, 4.9 <i>Survey Req.:</i> Yes	<i>Applicant:</i> <b>Mark &amp; Rhonda Wethal</b>
<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>3768 Old Stage Road</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to divide the existing farm residence from the surrounding farmland and provide zoning compliance for the remaining ag parcels. A number of farm buildings would remain on the easterly proposed A-4 parcel.

**OBSERVATIONS:** The property contains a single-family dwelling and several farm buildings that were used for a dairy operation. The dairy is no longer in operation. There is an existing 172-acre nonconforming mineral extraction site located just south of Old Stage Road. No sensitive environmental features observed.

**NOTE:** The A-4 zoning district limits the amount of animal units to 1 unit per acre.

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

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

**STAFF:** The proposal is consistent with town plan policies. If the petition is approved, it appears 3 possible splits will remain available to the Stoughton Farms, Inc. property.

Staff recommends that approval of the petition be conditioned upon the final CSM boundary for the RH-2 lot includes the entire length of the existing driveway, and that, if necessary, lot boundaries be adjusted to ensure that all accessory buildings meet minimum setback requirements.

Staff suggests placing a deed notice on the residential lot identifying the close proximity to the mineral extraction site.

**TOWN:** Approved conditioned upon a deed restriction being placed on A-4 lots to prohibit non-farm development. The housing density rights have been exhausted for this portion of the original farm.