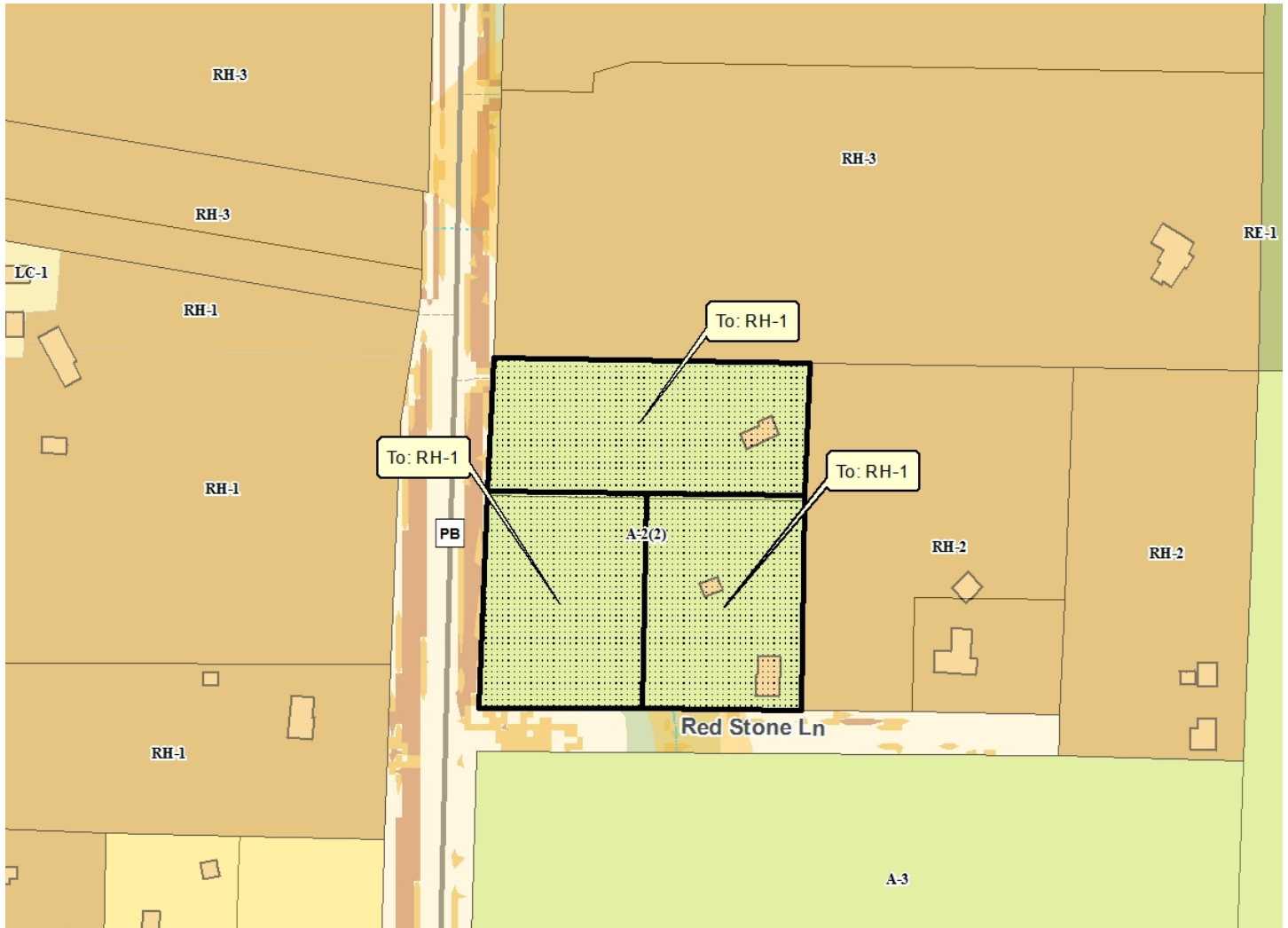




Staff Report

<i>Public Hearing:</i> February 27, 2018	<i>Petition:</i> Petition 11245
<i>Zoning Amendment:</i> A-2 (2) Agriculture District TO RH-1 Rural Homes District	<i>Town/sect:</i> VERONA, Section 35
<i>Acres:</i> 6.5 <i>Survey Req.</i> Yes	<i>Applicant</i> NORMAN STAMM
<i>Reason:</i> CREATING THREE RESIDENTIAL LOTS FROM TWO.	<i>Location:</i> 6712 RED STONE LANE

Zoning and Land Regulation Committee



DESCRIPTION: Applicant would like to rezone 6.5 acres currently in the A-2(2) zoning district to the RH-1 district to allow for the re-division of two current lots into three residential lots.

OBSERVATIONS: There is an existing residence on two of the proposed three lots.

TOWN PLAN: The property is in a rural development area in the town/county plan. Residential development is permitted, up to a maximum density of one unit per two acres.

RESOURCE PROTECTION: An intermittent tributary to the Sugar River bisects the property from north to south. Shoreland zoning and shoreland erosion control standards will apply. There is an existing stream crossing serving the residence on proposed Lot 1. No further stream crossings should be necessary.

STAFF: Recommend approval with no conditions.

TOWN: The Town approved the petition with no conditions.