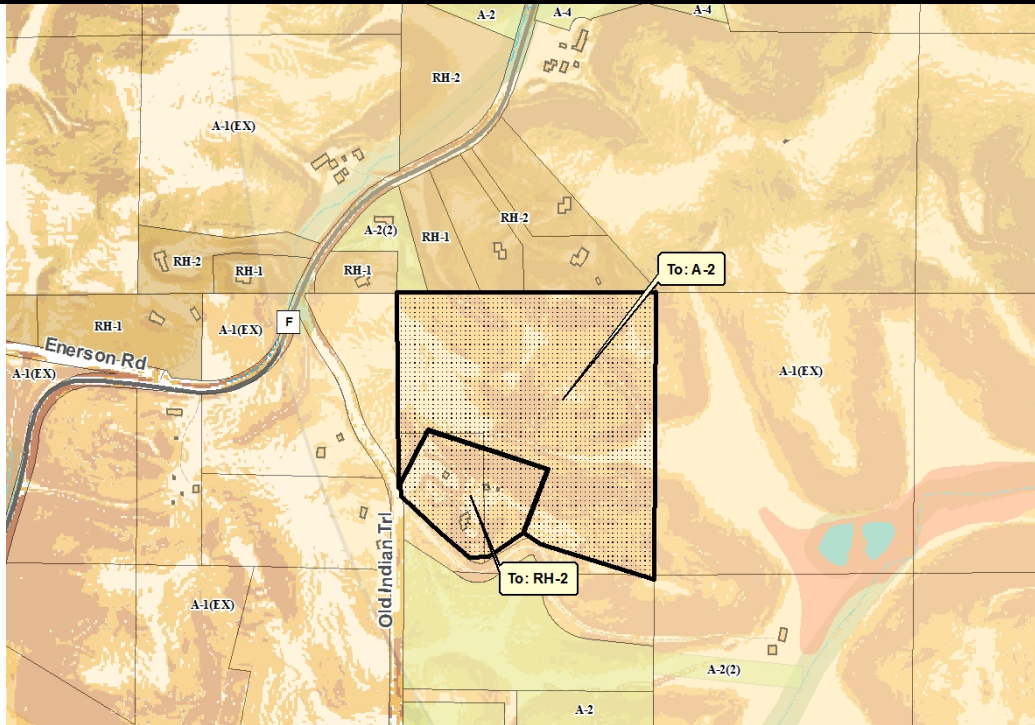




Staff Report

Zoning and Land Regulation Committee

Public Hearing: May 22, 2018	Petition: Petition 11282
Zoning Amendment: A-1EX Agriculture District TO A-2 and RH-2 Rural Homes District	Town/sect: VERMONT, Section 4
Acres: 33,7 Survey Req. Yes	Applicant HENRY M CAMPBELL IV
Reason: Creating two residential lots	Location: 4752 OLD INDIAN TRAIL



DESCRIPTION: The applicant would like to separate the existing house from the 40 acres and construct a new home on the remaining lands.

OBSERVATIONS: There is an existing house and outbuildings on the property. The majority of the property is wooded and has slopes of 20% grade. The property contains a ridgetop peaking at 1020 feet ASL over neighboring properties. Due to the limited amount of frontage along Old Indian Trail, the proposed second lot will not have frontage along a public right-of-way. The ZLR Committee will need to determine if a waiver is warranted to allow a lot without frontage to be created. No other sensitive environmental features observed.

TOWN PLAN: Due to Vermont being in an unglaciated area, the Town Plan has strict policies regarding development on ridgetops. Town Land Use Map identifies this property being an area of "Restrictions on Home sites".

RESOURCE PROTECTION: The Town plan identifies ridgetops as an important resource that adds to the beauty of the Town of Vermont. Development along ridgetops requires site plan approval by the Town.

STAFF: The applicant has identified the location of the new home. See attached. This location has been approved by the Town Board. The building envelope should be shown on the certified survey map to record the Town's approved location. To address the lack of road frontage, Staff suggests that a joint driveway agreement be recorded which complies with land division ordinance 75.19(8). A waiver (variance) will be required by the ZLR Committee in order for the applicant to use this provision.

TOWN: Approved conditioned upon a shared driveway agreement being recorded.

May 22nd ZLR meeting: The petition was postponed to allow time for the applicant to submit an application for a variance to allow a lot to be created without frontage.