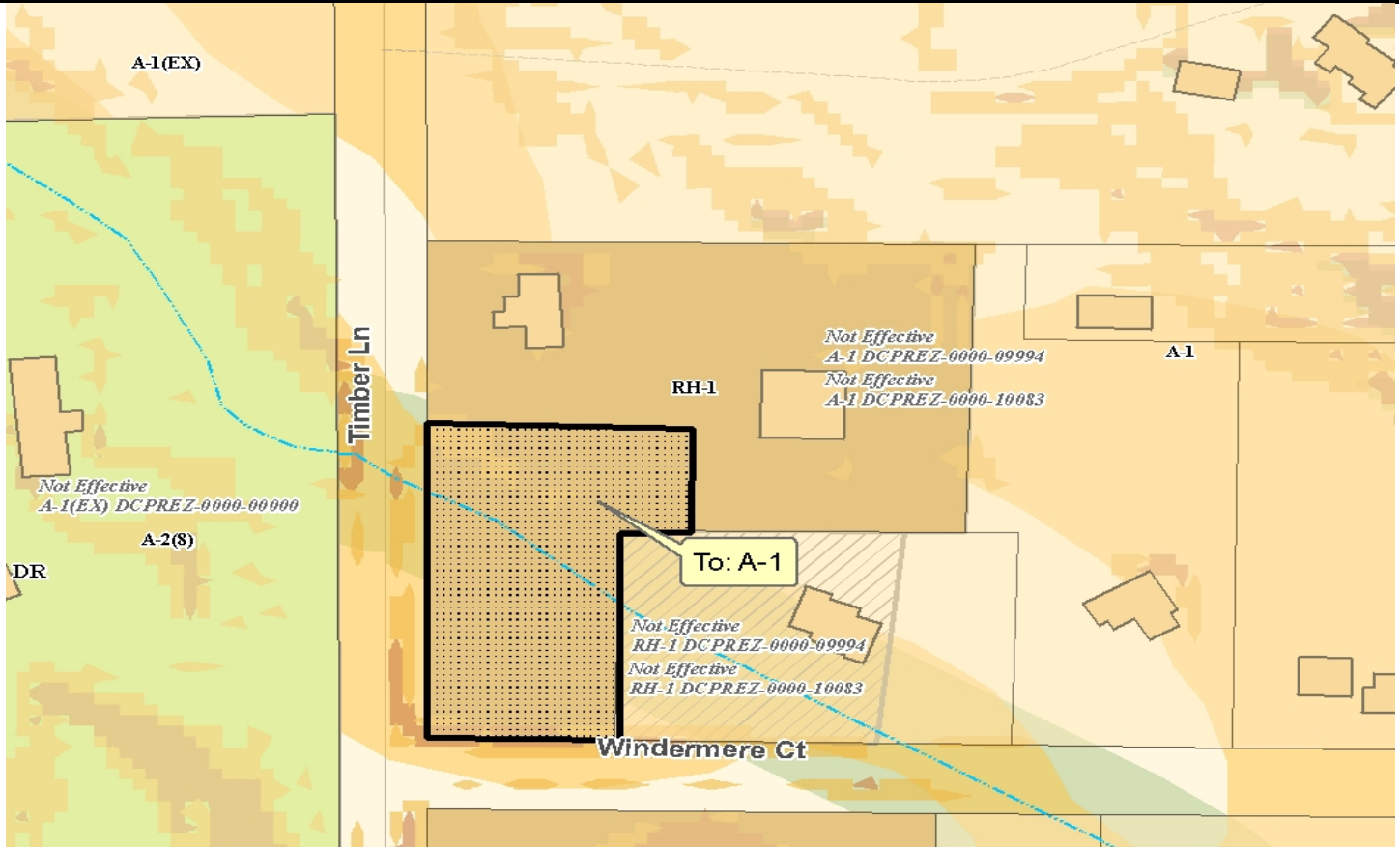




Staff Report

Zoning and Land Regulation Committee	Public Hearing: January 26, 2016	Petition: Rezone 10930
	Zoning Amendment: RH-1 Rural Homes District to A-1 Agriculture District	Town/sect: Middleton Section 18
	Acres: 1.13 Survey Req. Yes	Applicant: Audrey W Koritzinsky
	Reason: Dividing lot to creating two residential lots	Location: 4110 Timber lane



DESCRIPTION: The petitioner would like to divide an existing residential lot into two separate parcels to create a one-acre building site.

OBSERVATIONS: There is an existing residence and one outbuilding on the 3.3-acre property. The property is located at the edge of an established neighborhood. The GIS layer shows the potential of an intermittent stream, however, there is no evidence of a bed and bank that would constitute an actual stream. However, the storm water from the neighboring area flows across this property and under Timber Lane via two existing culvers.

TOWN PLAN: The property is located in the town's residential planning area. The town allows for a maximum density of 1 dwelling unit per acre in its residential planning area.

RESOURCE PROTECTION: The property is located outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district. Development of the proposed lot should take into account the natural flow of storm water across the property.

TOWN: Approved amending the entire property to A-1 and requiring that a site plan be approved by the Town to address storm water concerns.