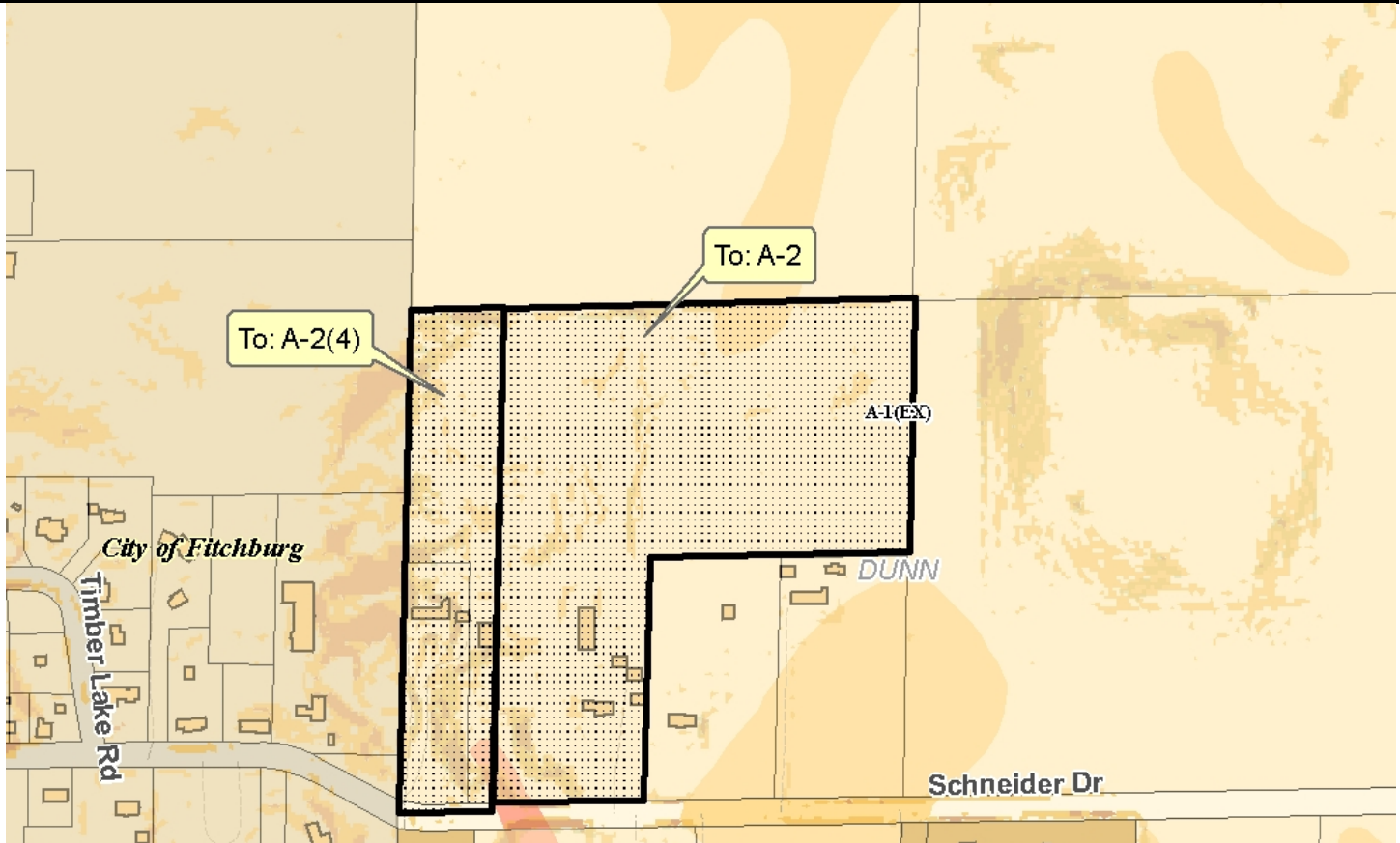




# Staff Report

Zoning and Land Regulation Committee	Public Hearing: <b>October 25, 2016</b>	Petition: <b>Rezone 11045</b>
	Zoning Amendment: <b>A-1EX Exclusive Agriculture District to A-2 Agriculture District</b>	Town/sect: <b>Dunn Section 19</b>
	Acres: 20.8 Survey Req. Yes	Applicant <b>Killerlain &amp; Fox</b>
	Reason: <b>Zoning compliance for existing land uses (residential)</b>	Location: <b>4724 &amp; 4745 Schneider Drive</b>



**DESCRIPTION:** The petitioners would like to bring their properties into compliance with current zoning standards. A land division occurred in 1997 through a quit claim that violated land division and zoning regulations. This petition corrects the errors.

**OBSERVATIONS:** There are existing single-family residences and several out buildings on the properties. The Killerlain property is part of an estate and is being sold on the open market. The Foxes' would like to possibly operate an animal sanctuary on their property in the future. Approximately 50% of the lands are Class II soils. No other sensitive environmental features observed. The properties are adjacent to the City of Fitchburg.

**TOWN PLAN:** The property is located in the Agricultural Preservation Area. There will be no increase of density as part of this petition.

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

**STAFF:** The properties meet the dimensional standards of the zoning districts.

Note: The A-2 Zoning District limits the keeping of livestock to one animal unit per full acre. A conditional use permit may be obtained to allow for additional animal units or boarding facilities under this zoning district.

**TOWN:** Approved with no conditions.