
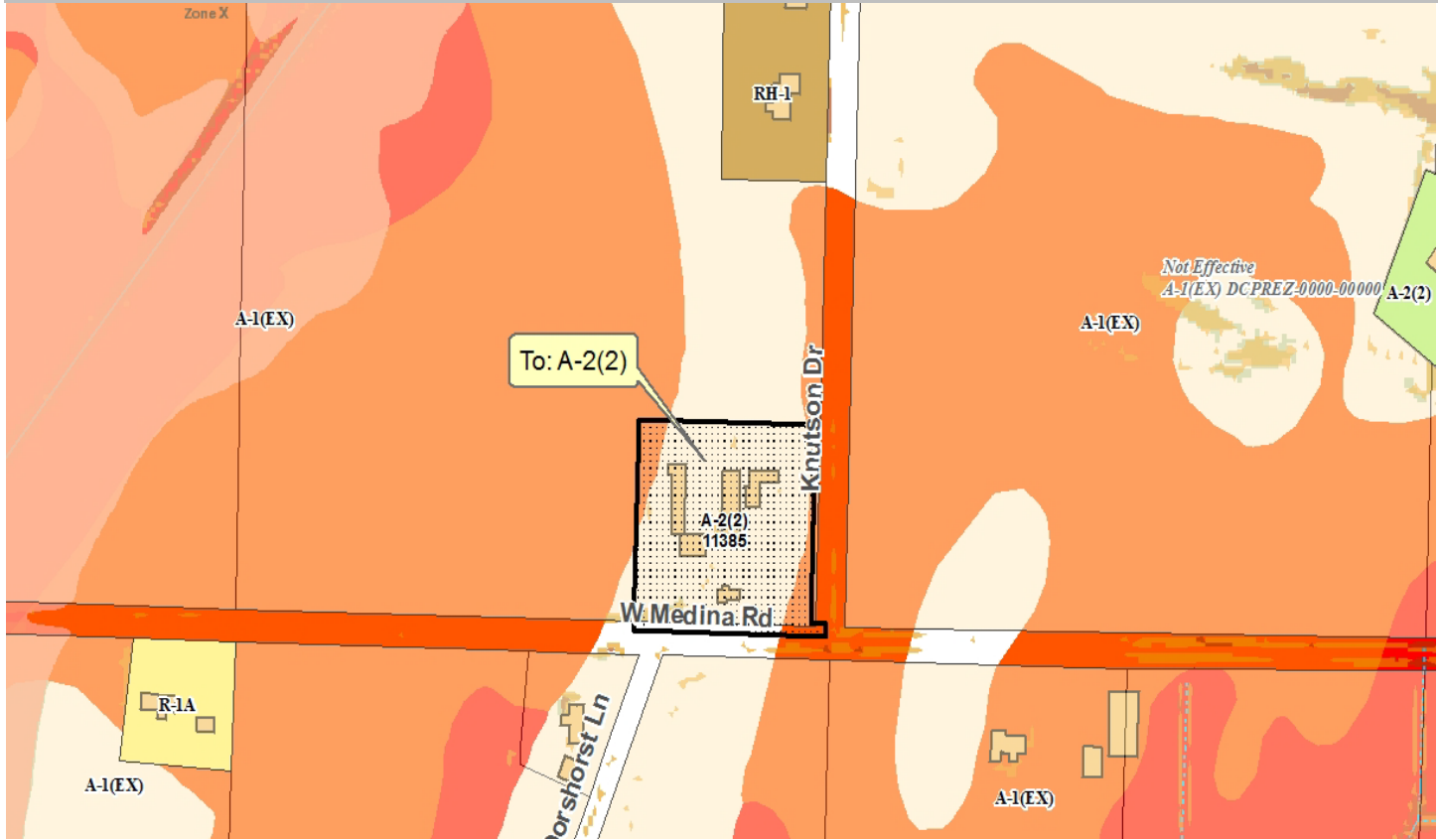


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 26, 2019</b>	<b>Petition 11385</b>	
	<i>Zoning Amendment Requested:</i> <b>A-1EX Agriculture District TO A-2 (2) Agriculture District</b>		<i>Town/Section:</i> <b>MEDINA, Section 31</b>
	<i>Size:</i> <b>3.5 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>BRENT A BRATTLE</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>1394 W. MEDINA ROAD</b>



**DESCRIPTION:** The applicant wishes to separate off the farm house and buildings from the rest of the property.

**OBSERVATIONS:** The subject property is surrounded by agricultural uses.

**TOWN PLAN:** The property is located in the Agricultural Preservation district of the town of Medina plan. The plan uses a density policy of 1 development right per 35 acres owned as of 2-4-1981. All dwellings count toward this density limit, including the original farm dwelling. Therefore this proposal will require one development right (aka “split”). This proposal will use the last remaining split associated with the original farm. (See density study report).

**RESOURCE PROTECTION:** Hydric soils exist to the west and east of the property and only a small portion in the northwestern portion of the proposed lot.

**STAFF:** The proposal is consistent with the town’s Comprehensive Plan.

**TOWN:** Approved, with a deed restriction limiting the keeping of livestock to town of Medina definition of 1 animal unit / acre.