



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 28, 2015**

Zoning Amendment:
A-1EX Exclusive Agriculture District to R-1 Residence District, and A-2(1) Agriculture

Acres: 3.16
Survey Req. Yes

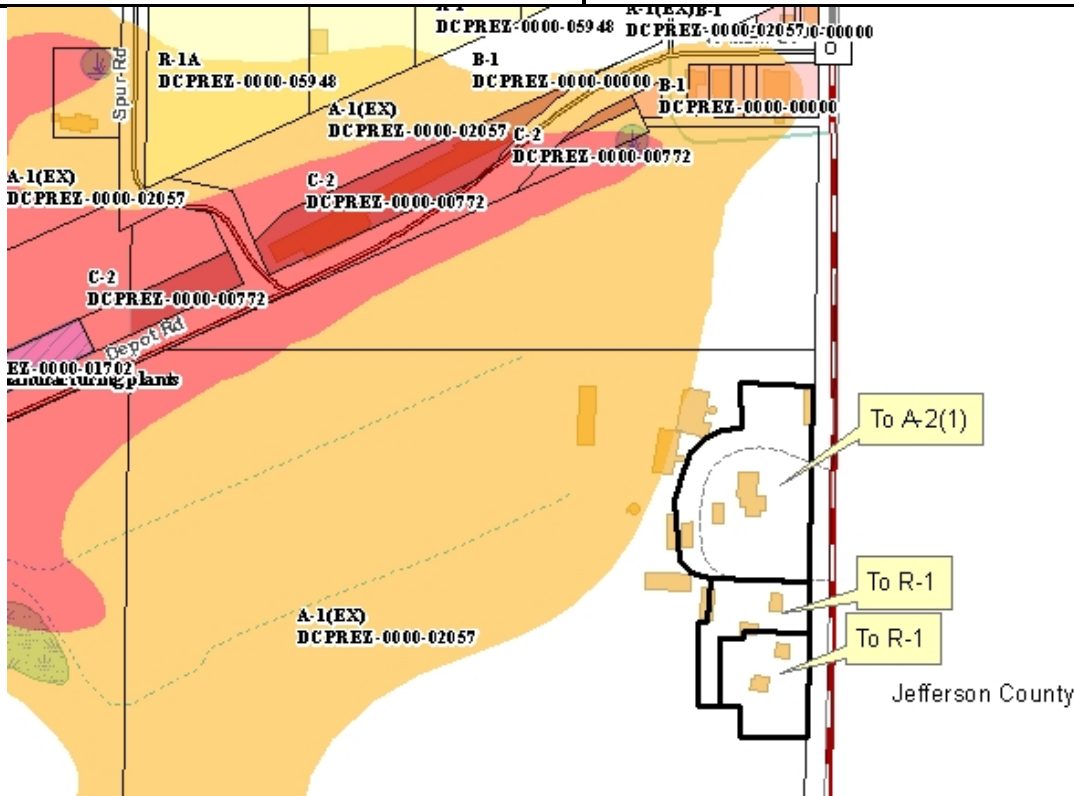
Reason:
Separating three existing residences from farmland

Petition: **Rezone 10853**

Town/sect:
Deerfield Section 25

Applicant
Febock Farm REV TR

Location:
3557 State Highway 134



DESCRIPTION: Applicant proposes to separate three existing residences from the farm as part of settling the estate. Applicant also requests an amendment to the initial application to expand the boundary of northerly proposed lot 1 to incorporate the septic drain field and also a shed. A-2(1) zoning is requested for lot 1. The above map shows the updated lot configuration.

OBSERVATIONS: No sensitive environmental features observed. No new development is proposed.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area. Note that the town counts separation of farm residences onto parcels under 35 acres as a split under the density policy.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal appears consistent with town plan policies. As indicated on the attached density study report, the property is eligible for four (4) splits. If the petition is approved, it appears one split will remain available.

TOWN: Approved.

7/28 ZLR: Postponed at the applicant's request so that the lots could be reconfigured.

Staff Update: The applicant is requesting that the petition be amend to include two lots instead of three. The third house will remain with the A-1 Exclusive property. If approved, it appears two housing density rights (splits) will remain available for the original farm. See attached revision.