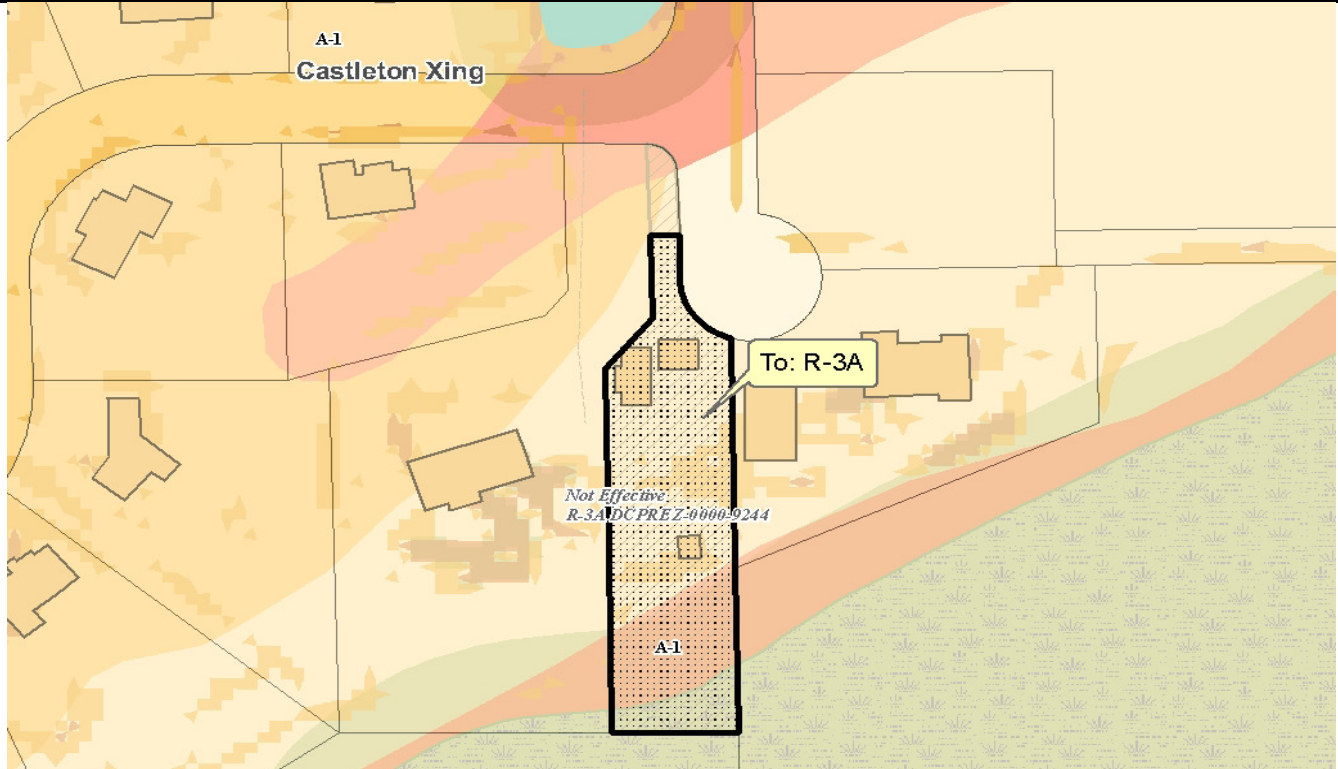




Staff Report

<i>Public Hearing:</i> October 27, 2015	<i>Petition:</i> Rezone 10908
<i>Zoning Amendment:</i> A-1 Agriculture District to R-3A Residence District	<i>Town/sect:</i> Bristol Section 18
<i>Acres:</i> 1.0 <i>Survey Req. No</i>	<i>Applicant</i> Cheryl L Patty
<i>Reason:</i> Compliance for existing duplex use	<i>Location:</i> 3033 Castleton Crossing

Zoning and Land Regulation Committee



DESCRIPTION: Applicant is requesting R-3A zoning to bring existing duplex use into zoning compliance. The residence on the property was an original farm residence for a 63 acre farm.

OBSERVATIONS: A previous zoning petition was submitted in 2005 to rezone the property to R-3A. The petition was approved by the town with a condition requiring the recording of deed restrictions on the property similar to those existing on the neighboring subdivision of Winfield Estates. The restrictions were never recorded, and the petition become null and void. It appears those private covenants and restrictions would have been inappropriate to apply to the original farm residence on the subject property.

VILLAGE/TOWN PLAN: The town of Bristol has not adopted a comprehensive plan. The property is located in an existing residential area.

RESOURCE PROTECTION: No resource protection corridors on the property. No new development proposed.

STAFF: The existing septic system is appropriately sized for the duplex use (total of 4 bedrooms). The property shares a driveway access with the adjoining property to the west. It appears there is no shared driveway agreement in place. It would be advisable for the owners to draft and record a shared driveway agreement detailing responsibilities for ongoing maintenance and snow removal.

TOWN: Approved.

10/27 ZLR: The Committee postponed action at the Town Chair's request to allow time for the property owners to develop a shared driveway agreement.

Staff update: The landowners are working together to develop a driveway agreement and to resolve their differences.