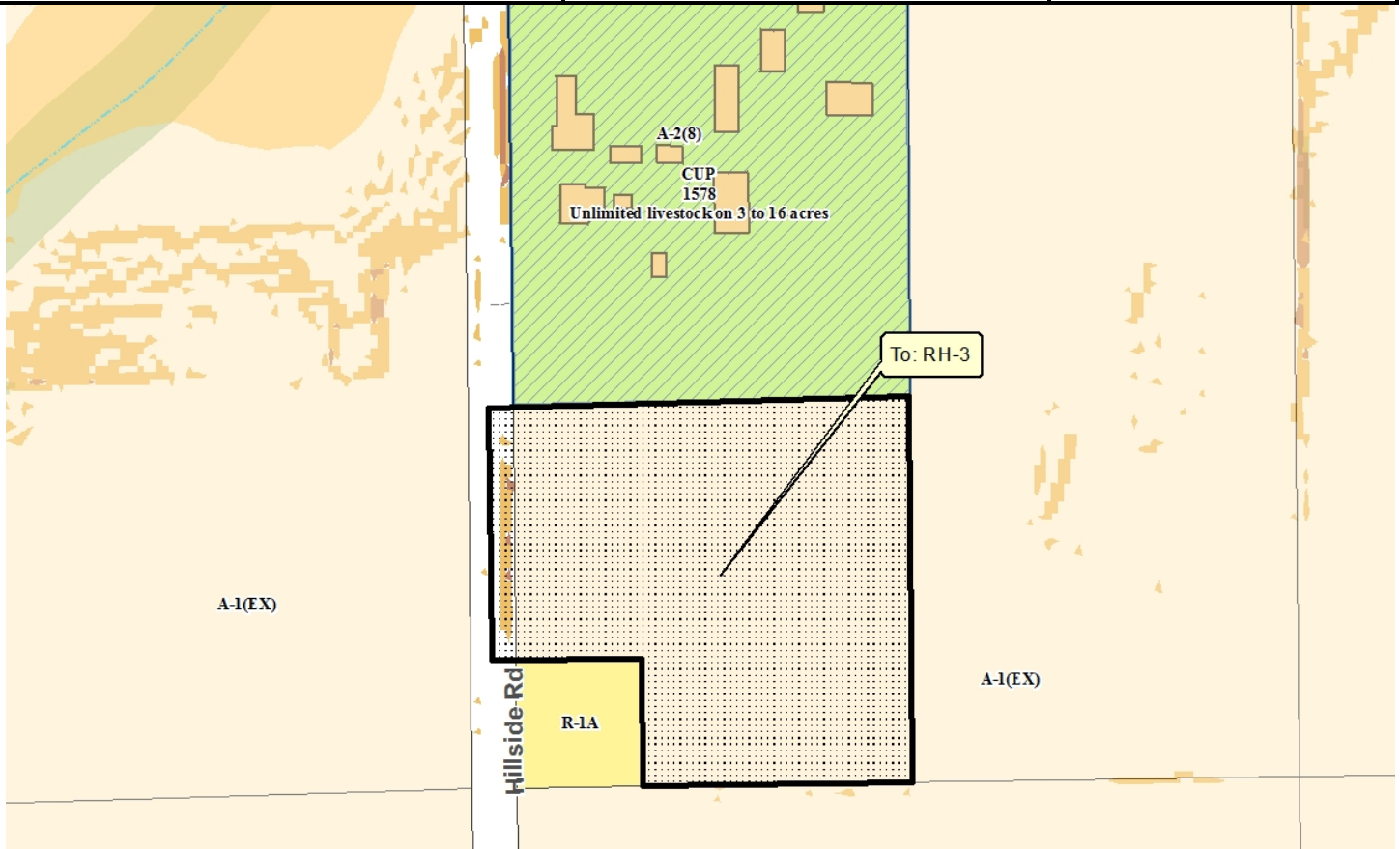




Staff Report

<i>Public Hearing:</i> November 28, 2017	<i>Petition:</i> Petition 11217
<i>Zoning Amendment:</i> A-1EX Agriculture District TO RH-3 Rural Homes District	<i>Town/sect:</i> ALBION, Section 11
<i>Acres:</i> 8.9 <i>Survey Req.</i> Yes	<i>Applicant:</i> STOLEN FARMS INC
<i>Reason:</i> Creating one residential lot	<i>Location:</i> JUST SOUTH OF 1170 HILLSIDE ROAD

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create a new ~9 acre RH-3 zoned residential parcel.

OBSERVATIONS: The property is currently an agricultural field consisting of 100% class II soils. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

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

TOWN: Approved.