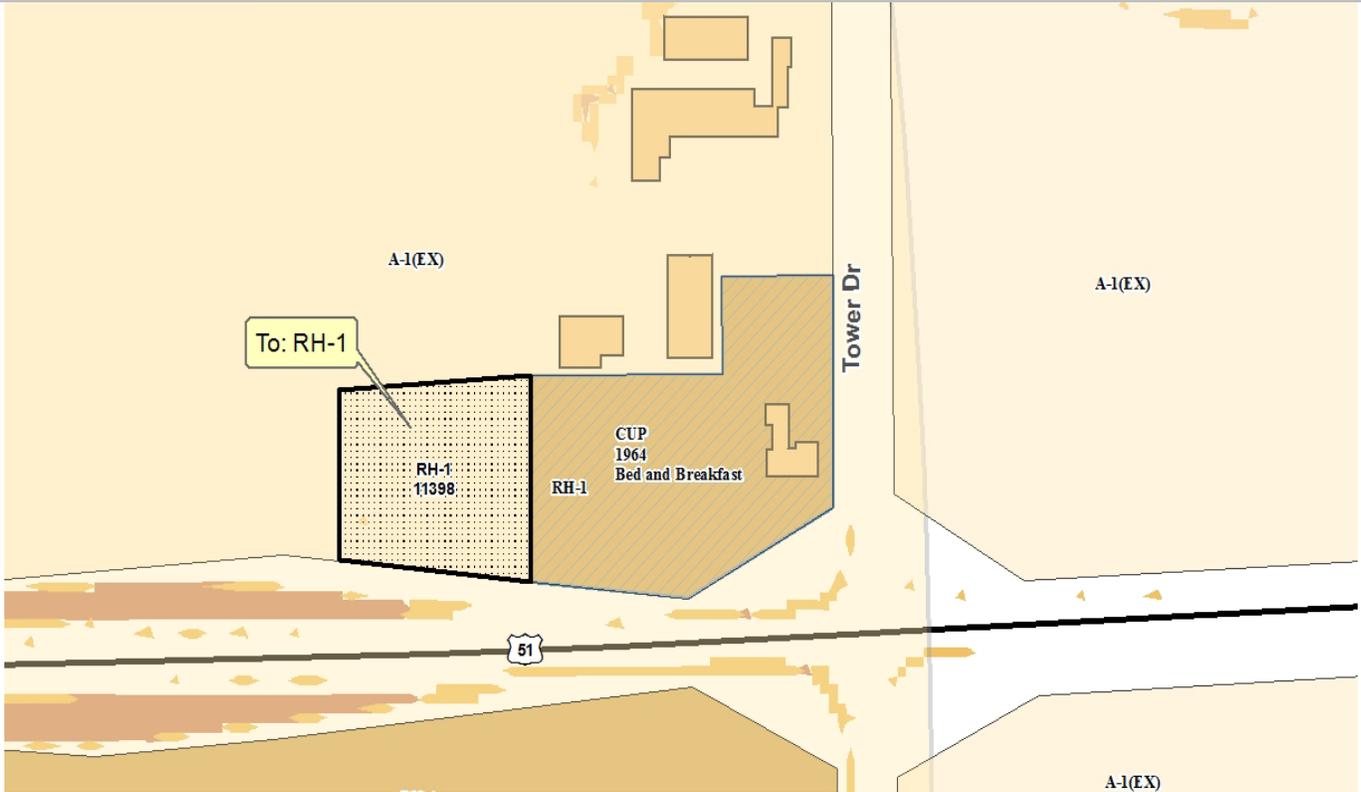


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>March 26, 2019</b>	<b>Petition 11398</b>	
	<i>Zoning Amendment Requested:</i> <b>A-1EX Agriculture District TO RH-1 Rural Homes District</b>		
	<i>Size:</i> <b>1.03 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Town/Section:</i> <b>DUNKIRK, Section 2</b>
	<i>Reason for the request:</i> <b>Shifting of property lines between adjacent land owners</b>		<i>Applicant:</i> <b>POSSIN LIVING TR, ORIS &amp; ELAINE A</b>  <i>Address:</i> <b>1345 TOWER RD</b>



**DESCRIPTION:** Applicant seeks to transfer an acre of land to the adjoining owner. The existing Stokstad residence at 1345 Tower Dr was part of the Possin property prior to being separated from the farm in 2005. The property is operated as a Bed & Breakfast. The septic system for the residence is partially located on the Possin property. The proposed reconfiguration of the lot boundary will result in the septic system being on the same parcel as the dwelling it serves.

**OBSERVATIONS:** Surrounding land uses include agriculture / open space and scattered rural residences. No sensitive environmental features observed. No new development proposed.

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

**STATE HIGHWAY DEPT:** The State Highway Department sent a letter noting that any changes in land use or traffic will need approval from the Department. No change in land use

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

**STAFF:** The proposal is consistent with town plan policies and will result in the septic system being located on the same parcel as the dwelling it serves. Staff recommends approval with no conditions.

**TOWN:** Approved with a notation that existing CUP 1964 for the B&B will continue.