



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 28, 2014**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to A-2 (8) Agriculture
District**

Acres: 14
Survey Req. Yes

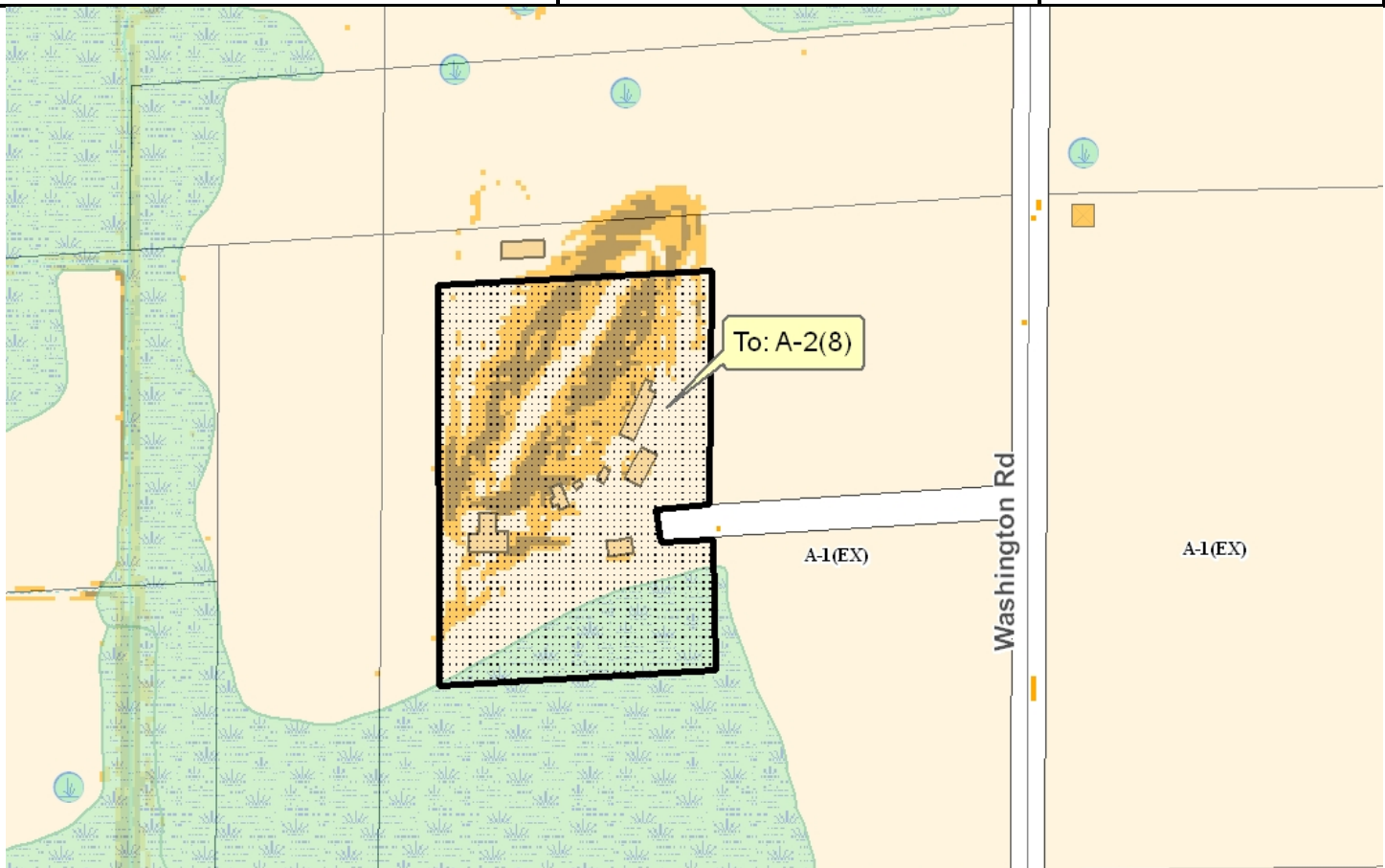
Reason:
**Separating existing residence
from farmland**

Petition: **Rezone 10761**

Town/sect:
**Dunkirk
Section 24**

Applicant
Douglas K Hinchley

Location:
769 Washington Road



DESCRIPTION: Applicant proposes to separate the existing farm house and buildings from the farmland. No new development is proposed. Note that the applicant has revised their initial request of 14 acres down to 9.9 acres.

OBSERVATIONS: There are mapped wetlands and floodplain located on the southerly portion of the proposed new A-2(8) parcel.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development is limited to one dwelling unit per 40 acres owned as of July 1, 1979.

RESOURCE PROTECTION: There is an area of resource protection corridor (wetland / floodplain) located on the southern half of the proposed new parcel.

STAFF: As indicated on the attached density study report, the town counts all residences toward the density limit. The property is not eligible for any additional splits, but the proposed separation is consistent with town plan policies. Staff recommends that a deed restriction be placed on the remaining A-1EX zoned land prohibiting further residential development.

TOWN: Approved with conditions (deed restrict balance of A-1EX zoned land to prohibit further residential development).