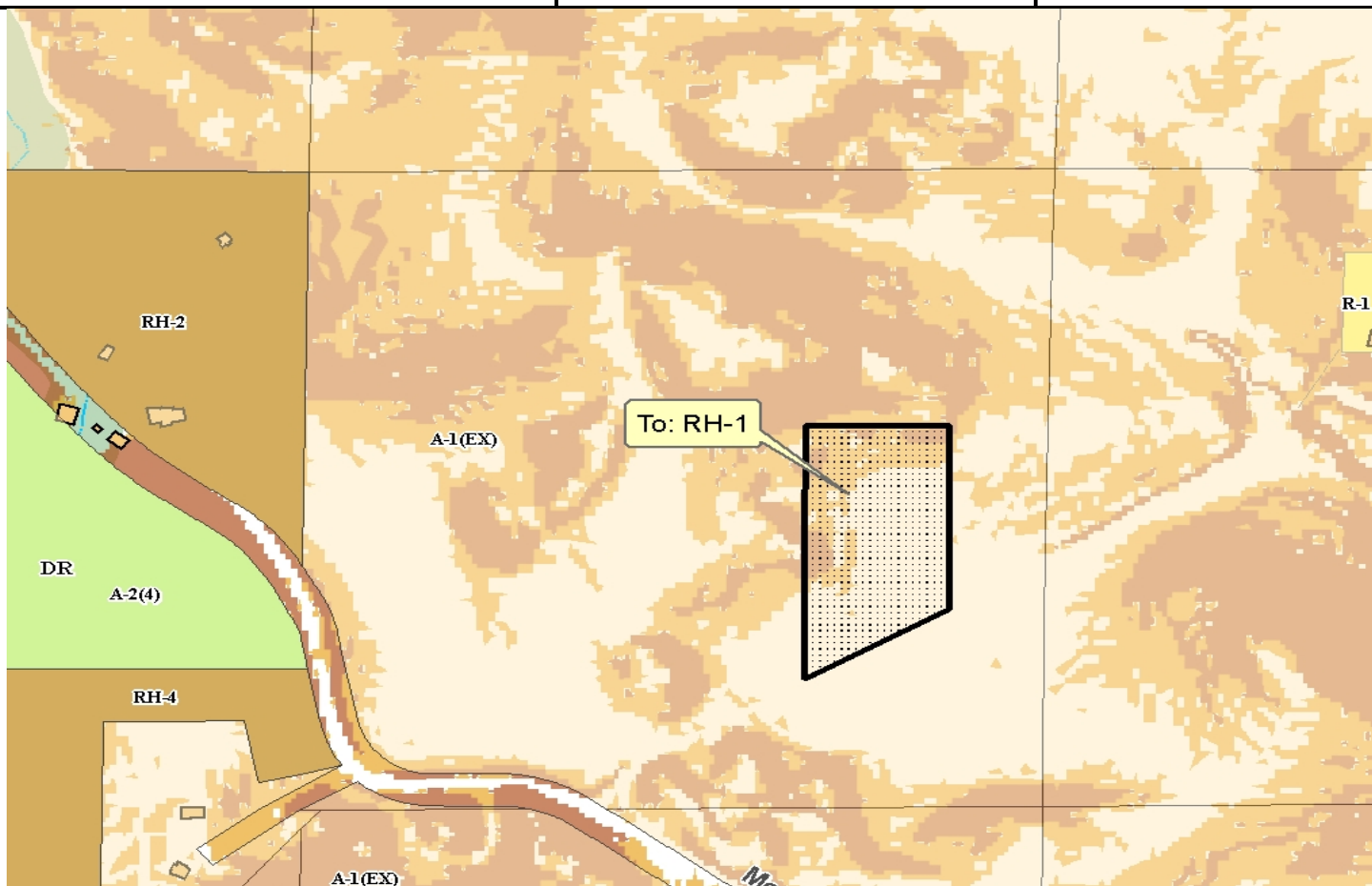




Staff Report

<i>Public Hearing:</i> November 24, 2015	<i>Petition:</i> Rezone 10910
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Vermont Section 14
<i>Acres:</i> 2.67 <i>Survey Req.</i> Yes	<i>Applicant</i> Samuel J Hamilton
<i>Reason:</i> Create zoning boundary for a residence	<i>Location:</i> East of 4054 Moe Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to create a zoning boundary area in order to construct a single-family residence on the 44-acre property.

OBSERVATIONS: The majority of the property is wooded with areas of steep slope topography. The zoning boundary is located in an area with modest slopes.. 50% of the zoning boundary area contains Class II soils. There is an existing driveway easement that bisects the property to allow access to a property to the east. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. One housing density right is available on the property. The proposal appears to be consistent with Town Plan policies.

RESOURCE PROTECTION: The zoning boundary is outside the resource protection area.

STAFF: The zoning boundary meets the dimensional standards of the zoning district. As indicated on the attached density study report, the proposal will exhaust the eligible splits on the property. Staff recommends a deed restriction be recorded on the balance of A-1EX zoned land prohibiting further residential development.

TOWN: Approved.