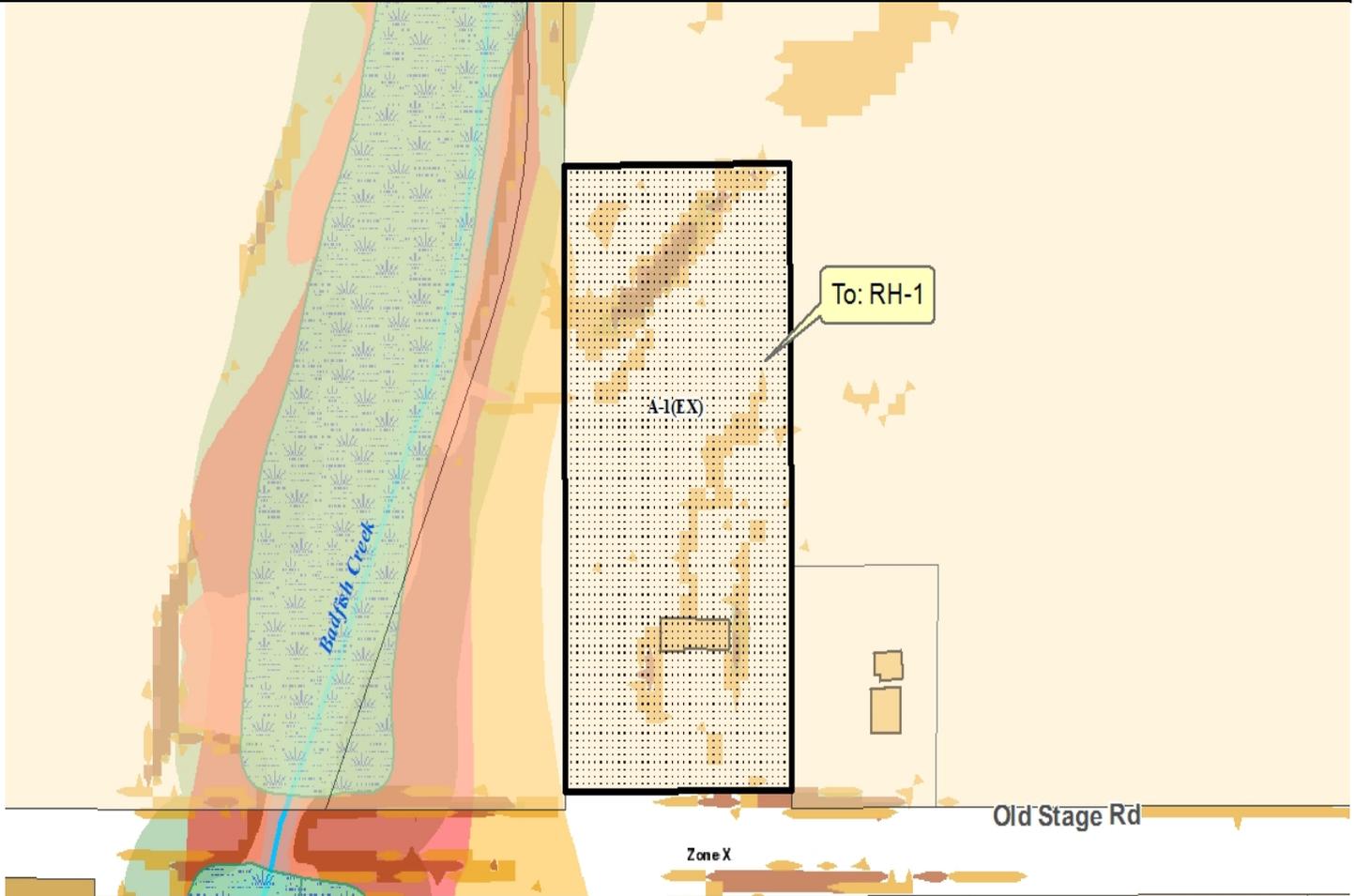




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 28, 2017	<i>Petition:</i> Rezone 11104
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Rutland Section 36
	<i>Acres:</i> 3.85 <i>Survey Req. No</i>	<i>Applicant</i> Rosemary Marden
	<i>Reason:</i> Zoning to allow animals	<i>Location:</i> 3226 Old Stage Road



DESCRIPTION: The applicant would like to change the zoning on the property to a zoning district which permits livestock to be housed on the lot.

OBSERVATIONS: The property is a legal sub-standard lot which was created in 1977. The land currently holds the zoning district classification of A-1 Exclusive Agriculture. Under the current zoning, livestock is only permitted on lands over 5 acres in size. The zoning change would permit the owner to raise up to 3 horses on the property. The property is adjacent to the Badfish Creek. The GIS information identifies that there may be a high water table in the area.

TOWN PLAN: The property is located in the Agricultural Preservation Area.

RESOURCE PROTECTION: The property is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district and appears to be consistent with Town Plan policies..

TOWN: Approved with no conditions.