



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **September 26, 2017**

Zoning Amendment:
**A-1EX Agriculture District TO A-4
Agriculture District, A-1EX
Agriculture District TO RH-1
Rural Homes District**

Acres: 33.8, 3.21
Survey Req. Yes

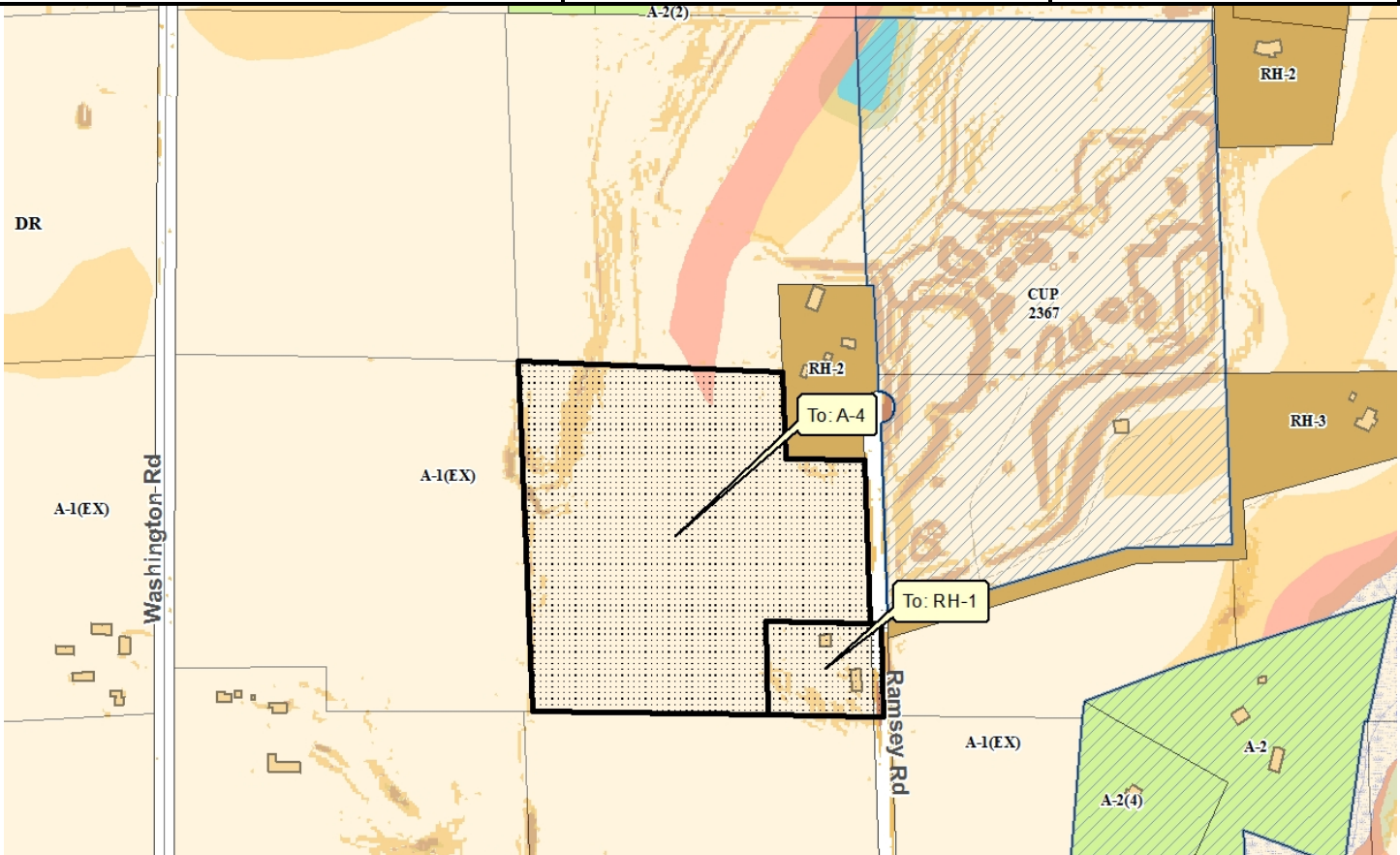
Reason:
**Separating existing residence
from farmland**

Petition: **Petition 11190**

Town/sect:
ALBION, Section 6

Applicant
RUTH A MURPHY

Location:
1397 RAMSEY RD



DESCRIPTION: Applicant proposes to separate the existing residence from the surrounding farmland. Proposal would result in the creation of a 3.2 acre RH-1 parcel surrounding the house and accessory building, and a 33.8 acre A-4 agricultural parcel encompassing the balance of the farmland.

OBSERVATIONS: No sensitive environmental features observed. No new development proposed.

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 consistent with town plan policies. Separating the house from the farmland will facilitate sale of the existing home and farmland. As indicated on the attached density study report, one possible split may remain available to the neighboring property owner to the south. No additional splits are available to the applicant's property.

TOWN: Approved with conditions (splits have been exhausted for the property).