



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 27, 2018**

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

Acres: 4.33
Survey Req. Yes

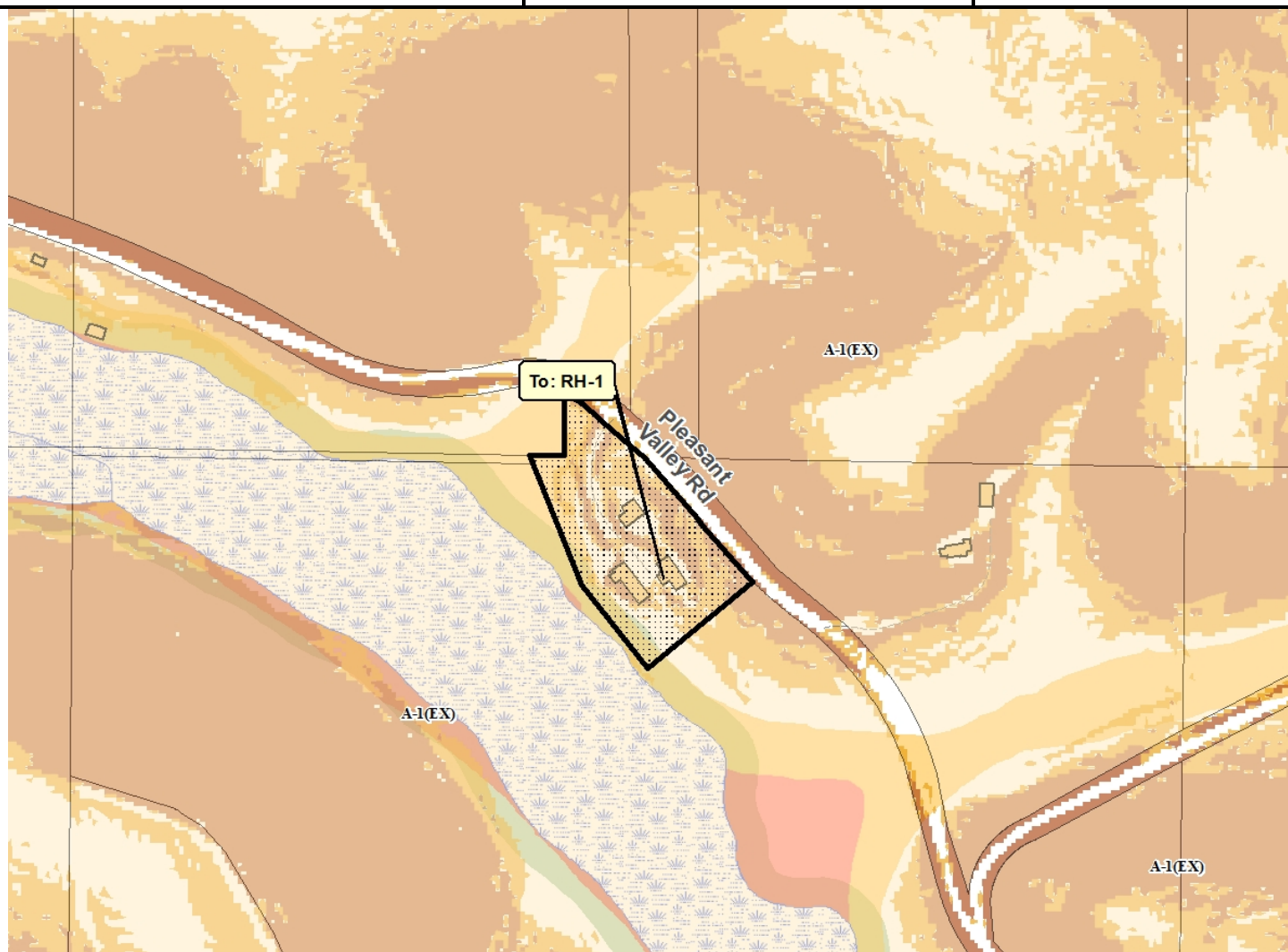
Reason:
Creating one residential lot

Petition: **Petition 11258**

Town/sect:
VERMONT, Section 8

Applicant
**RICHARD A
ANDERSON**

Location:
**4551 PLEASANT
VALLEY ROAD**



DESCRIPTION: Applicant proposes separating an existing residence from the balance of the farm, to reconstruct a new single-family residence on the site.

OBSERVATIONS: There is an existing residence on the site.

TOWN PLAN: The property is within a Farmland Preservation Area in the town/county plan. Residential development is limited to a density of one acre per 35 acres. Separation of an existing residence does not count against the density cap. If this petition is approved, there will be 4 potential homesites remaining on the balance of the farm.

RESOURCE PROTECTION: Pleasant Valley Creek and associated floodplain and shoreland buffer are within 300' of the southwestern portion of the proposed lot. Shoreland erosion control will apply to any land disturbing activity, and shoreland zoning standards will apply to any new construction.

STAFF: Recommend approval with no conditions.

TOWN: The Town Board approved the petition with no conditions.