

General Information	
Applicant:	Scott Hardy
Application No.: PC-15-04	Parcel Num: M05B03L08.1
Status of Applicant:	Property Owner
Requested Action:	Sketch Review
Purpose:	2-lot Subdivision
Existing Zoning:	Rural
Location:	197 Mutton Hill Rd.
Size:	10.6 acres
Existing Land Use:	Low Density Residential / Forest
Surrounding Land Use and Zoning:	North – Forest / MDR South – Forest / LDR East – Forest / Agriculture West – Road / LDR
Town Plan:	Rural Area Strategies - During development review, Areas of High Public Value will be identified and prioritized based on the qualities and relative values of each resource. This analysis will be site specific, but will also consider resources in a broader context as appropriate.
Permitting History:	3-lot Subdivision 1979
Applicable Regulations:	Town Plan 2013 Land Use Regulations 2010 Recommended Standards for Developments and Homes, 1997
Chapter VII – Subdivision Review Standards <u>7.2 General Standards</u> Table 7.1: Areas of High Public Value	<ul style="list-style-type: none"> ▪ <u>Steep slopes</u>: 15-25% slopes on western portions of property (red dolomite ledge) ▪ <u>Wildlife habitat</u>: wooded area mapped as forest habitat (and state habitat block) ▪ <u>Water Supply Source Protection Area</u>: part of SPA for CWD ▪ <u>Conserved land on adjacent parcels</u>: 202 acre parcel with frontage on Mount Philo Road.

Recommendations:

Proposed new house location near road and on edge of habitat block so likely okay. Currently a loop driveway serves house. Middle portion of drive to be ‘thrown up’. Building envelope should be established to keep house from moving eastward.

Classify as minor subdivision and close meeting.

Public Notice: Public notice was achieved by mailing a copy of the meeting agenda to all adjoining landowners and posting on 2/6/15.

Prepared By: Jeannine M. McCrumb, Planner / Zoning Administrator 2/18/15.

Attachments: AHPV map, application materials.

Documents to be provided at the meeting: same