

**Town of Ancram  
Comprehensive Plan Committee Meeting  
October 27, 2008**

**Present:** Art Bassin, Suzanne Bressler, Barry Chase, Hugh Clark, Bonnie Hundt, Don MacLean, Leah Wilcox,  
**Absent:** Kyle Lougheed

---

The Comp Plan Committee meeting was called to order by Chair Art Bassin at 7 PM.

**10/20 Minutes** -- The minutes of the 10/20/08 meeting were reviewed and approved.

**Strategy Review** – The Committee resumed its discussion from last week of possible strategies, programs and policies to implement the 2030 Vision and Goals, and spent time editing Draft 6 of the Strategies. The Committee discussed the following items:

1. How difficult would it be to identify hydrogeologically sensitive areas on the Town maps, and to enforce a prohibition on building in these areas?
2. Why did the Town establish 150 foot wetland buffers in the 1972 zoning, and was it necessary to maintain them today?
3. Mr. MacLean will rewrite section 2.1 on Protecting Groundwater to make it more clear.
4. Ms. Wilcox will rewrite section 2.6 on Gravel Mining to clarify how we propose to deal with small (under 1000 tons per year) farm mines and mines operated under agricultural exemptions.
5. Section 2.14 on Lighting will be expanded to include municipal, residential and commercial lighting.
6. Ms. Bressler will clarify section 2.18 on the Scenic Protection Plan.
7. Mr. Bassin will clarify with Ms. Stolzenburg why subdivisions of 20 or more in section 2.31 (Local Type 1 List) is the right number, and not the standard major subdivision of 4.
8. Mr. Clark suggested adding golf courses and country clubs as prohibited uses in flood plains.
9. Mr. Clark suggested moving section 4.7 (Telecommunications) and consolidating it with section 7.4 (Telecommunications).
10. Ms. Bressler suggested developing retention incentives for young people.

11. Mr. MacLean suggested adding a section covering the processes and procedures which should govern Town committees and task forces.

12. Section 5.5 (rural Road Standards) should apply to town roads and subdivision roads. In addition, there should be a traffic impact analysis required if a development is likely to add more than 100 vehicles per day to the traffic flow.

13. Cul-de-sacs and all roads should be capable of handling emergency vehicles and town plows.

**Profile Document** – The Committee briefly discussed the Profile Document. Mr. Bassin asked the Committee to review the Profile Document one final time and suggest any edits and changes.

**Organization of Comp Plan** – Mr. Bassin noted that Ms. Stolzenburg had sent around three possible ways to organize the Comp Plan, and asked the Committee to review these options and plan to discuss and decide on an organizational approach at the 11/3 meeting.

**Next Meetings:** Mr. Bassin indicated the Committee would meet next on 11/3 (with Ms. Stolzenburg), 11/10, 11/17, 11/24 and 12/1 (with Ms. Stolzenburg).

The meeting adjourned at 9.20 PM.