

**Town of Ancram  
Comprehensive Plan Committee Meeting  
April 6, 2009  
Revised**

**Members present:** Art Bassin, Suzanne Bressler, Barry Chase, Hugh Clark, Kyle Lougheed, Don MacLean, Jim Miller Leah Wilcox

**Others present:** Sheila Clark, Ted Somerville, Nan Stolzenburg

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**1. Prior Minutes** -- Minutes of the 3/30 meeting were reviewed and approved subject to Ms. Wilcox's suggestion that the language related to the 100 foot minimum wetlands buffer be revised and clarified. Ms Stolzenburg will provide proposed language.

**2. Comments from Mr. Ted Somerville** – Mr. Somerville, an Ancram resident for almost 20 years, requested the opportunity to comment on the Comp Plan, and made the following observations:

a. Protecting clean air and “dark skies” were important goals, but he noted that the Plan did not deal with noise pollution. He noted that several noise ordinances had been discussed in recent years, that noise pollution has been an issue in Town for a very long time and that noise should be addressed in the Comp Plan.

b. Garbage, cans, bottles and refuse along the roads were a major problem. He suggested we have as a goal to preserve clean roadsides.

c. Ag related businesses could be as damaging to the Town's rural character as any industrial business. He expressed misgivings about permitting an expansion of ag related business without limiting their size and scale to conform to the town's desire to maintain a rural community. He suggested ag related businesses and other industrial businesses should be treated equally.

d. Local property taxes were too high, and much higher than taxes in Connecticut and Massachusetts. He suggested that we articulate a goal to bring local property taxes down to levels comparable to neighboring states.

Mr. MacLean noted that the Comp Plan “Detailed Strategies” did require that ag related and other businesses conform to standards consistent with the size and scope appropriate for a small, rural community. The committee agreed with Mr. Somerville's comments on taxes, roadside trash and noise, and indicated that the noise matter was already in the hands do the Town board, that a noise ordinance already existed, and the noise issues that had been of concern in the past few years seem to have abated.

The Committee thanked Mr. Somerville for taking the time come to the meeting and comment on the Plan.

**3. Protecting Existing Open Space Views** – Ms. Bressler had not had a chance to circulate her proposed language to enhance protection of the views of existing homeowners from new development, so this matter was deferred to a later meeting. Mr. Bassin asked Ms. Bressler to circulate her proposed language before the next meeting.

**4. Hamlet Boundaries** – The Committee reviewed the zoning map and discussed how to deal with the open fields and agricultural lands which are at the hamlet boundaries. The Committee tentatively decided:

a) to reclassify the land past Five Roses on Pool’s Hill from R-1 (2 acre) zoning to Ag Zoning with 3.5 acre average lot sizes and 60% open space. The Committee believes, and will try to confirm, that all the parcels in this area are already built out so this reclassification should not affect density or building rights;

b) to reclassify the two acre minimum lot size zone past the Town Hall on Route 7 and on the southern end of town on 82 to two acre average lot size zoning with 60% open space;

c) to reclassify approximately 50% of the one acre zone at the southern hamlet boundary on CR 7 to ½ acre zoning, and reclassify the other 50% to Ag Zoning, with 3.5 average lot size zoning and 60% open space. Mr. Bassin will review this suggestion with Mr. Sigler prior to the next meeting;

d) to reclassify the R-1 (two acre) zones in Ancramdale and Boston Corners from minimum lot size to average lot size with a 60% open space requirement.

e) to revise the boundaries of Ancramdale to remove the wetlands along CRE 3 and 82 from the hamlet zone.

**4. Zoning Map Review** – The Committee reviewed the draft of the Zoning Concept Map with Ms. Stolzenburg and identified the changes required to bring the Map into accord with the tentative decisions that had been made. Ms. Stolzenburg will communicate the changes to Don Meltz, who will try to have the revised Zoning concept Map available by the next meeting.

**5. Comp Plan Draft 6** – The Committee reviewed Draft 6 of the Comp Plan and made editorial corrections. Ms. Wilcox suggested all the Zoning revision priorities be “A” priorities, and the Committee agreed. Mr. Bassin will incorporate the suggested changes into Draft 7 and will circulate Draft 7 to the Town Board, other town officials and the Community, and will post it on the web site.

**6. Town Board Meeting Monday 4/13** – The Committee will meet with the Town Board on 4/13 at 7 PM to review the draft Comp Plan. This meeting, as all Comp Plan meetings are, is open to the public.

**7. Public Hearing Saturday 4/25** – The Committee reviewed the notice for the planned 4/25 public hearing (at 9:30 AM) and the invitation to attend that public hearing. The

notice of the public hearing will be in the Register-Star on prior to 4/15, and the invitation to the public hearing will be mailed to all families before 4/17.

The next meeting will be Monday, 4/13 at 7 PM.

The meeting adjourned at 9:15 PM.