

Town of Ancram  
Zoning Revisions Committee  
7:00 p.m., 20 January 2014, Town Hall

AGENDA

1. Approve minutes of the 13 January 2014 meeting.
2. Focus: Tasks to be Accomplished:
  - a. Determine which (if any) ridgelines/steep slopes merit protection.
  - b. Determine how to honor Comp Plan guidance that requirements will be mandatory for major subdivisions and encouraged for minor subdivisions.
3. Reminder: Text at H1b2 stresses no lot unbuildable, and at H2f, g, and h provides waiver authority if project site does not coincide with mapped R/SSPOD, or is not visible from publicly accessible location, or PB site visit verifies that intent and standards are met, or if standards render lot unbuildable.
4. Given ZRC intent to use some minimum elevation as the initial discriminator of topographical prominence and given ZRC interest in visibility at 4 cumulative road miles (211 points @ 100' per point) versus 6 miles (317 points), examine:
  - a. map showing elevations at 100 foot intervals, including 800' and 900';
  - b. map dated 1/15/2014 showing 211-317 points of visibility;
  - c. map dated 8/14/2013 showing selected view locations;
  - d. other maps as the committee desires.
5. In conjunction with map examination, deliberate about relationship between what is visible and the degree or quality of the visibility or scenic character. Deliberation and decisions are likely to influence how the scenic character of prominent terrain later becomes ranked. Factors to be considered include the terrain itself, its relationship to other terrain, what viewers are doing while viewing the terrain, the nature of the viewing site, the duration of the viewing, and more.
6. Having considered maps and factors above, decide:
  - a. what elevation will serve as the initial discriminator when determining what might become the designated ridgelines and steep slopes;
  - b. whether any terrain should be removed from potential designation even though that terrain lies above the minimum elevation.
7. Deliberate and (tentatively) decide:
  - a. What roads and other publicly accessible areas will serve as viewing platforms when "riding the roads" to determine what ridgelines/steep slopes strike the eye, mind, and spirit as scenically important;
  - b. What criteria will be used;
  - c. What weight will be given to various criteria.
8. Other