

Town of Ancram  
Zoning Revisions Committee  
7:00 p.m., 10 March 2014, Town Hall

AGENDA

1. Approve minutes of the 10 February 2014 meeting.
2. Origins & Ends:
  - a. Comp Plan: The Community's Vision...
  - b. Goal 1 and Goal 2
  - c. Detailed Strategies 2.10 and 2.11
  - d. TB—"The ridgeline and steep slope protection law has been referred back to the ZRC for additional review and a revised recommendation."
    - (1) Determine terrain that is topographically prominent and scenically important.
    - (2) Determine how to honor CP guidance that requirements will be mandatory for major subdivisions and encouraged for minor subdivisions.
3. Determine terrain that is topographically prominent and scenically important.
  - a. Map, Ridgeline Ident Visibility Analysis, 1-29-2014 [sic: 2-28] 800' & 4+ road miles
  - b. Terrain: Eyeball Assessment—Memo, 28 Feb 14: Task, Criteria
  - c. Terrain: Eyeball Assessment—Findings & Conclusions
  - d. Other factors/maps
  - e. Decision
4. Determine how to honor Comp Plan guidance that requirements will be mandatory for major subdivisions and encouraged for minor subdivisions.
  - a. Reminders:
    - (1) Text at H1b2 stresses no lot unbuildable, and text 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.
    - (2) TB—language of [October] draft law reasonable. Guidelines about "how to protect" are ok.
  - b. Should standards be required for major subdivisions?
  - c. Should standards be required for minor subdivisions and for 1/2 family subject to ASPR?
  - d. Should standards be encouraged for minors and for 1/2 family...?
  - e. If so, how to encourage?
    - e.g. waiver of a standard? perhaps related to structure size?  
or fee? one-time tax break? Other ????????????
5. Next steps.