

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 30 July 2012, Town Hall**

AGENDA

1. Approve minutes of the 23 July meeting.

2. Continue deliberations from 23 July and decide about implementation of Comp Plan 2.5, Determining Building Lots, and about Comp Plan 9.24, Development Rights.

a. "2.5 Determining Building Lots—Determine the number of buildable lots on a parcel based on the presence of defined environmental obstacles. Defined environmental obstacles should include water, wetlands and floodplains. Establish both a formula-based mechanism (such as: water acreage yields no buildable lots; wetlands, floodplains and steep slopes yield 50% of allowed buildable lots; no environmental issues yield 100% of allowed buildable lots), and a "yield management" mechanism which would permit a developer to demonstrate, through site layout, perk and well tests, how many parcels, up to the average density of 1 home per 3.5 acres, can be accommodated on a given parcel while meeting all the Town's open space development guidelines and water and wetland buffers."

b. "9.24 Development Rights—If the allocation of development rights is not determined at the time of a subdivision, Town Zoning and Land Use Laws should assume development rights have been allocated in proportion to the acreage in each lot of the subdivision."

c. See Nan's new drafts plus excerpts from email exchange (attached): "I have prepared a more thorough option for addressing 2.5 and 9.24. The attached wraps them up together as well as answers (I hope) at least some of the questions. I think part of the problem is 'development rights'. This should have been less jargon....call it 'lots'! In other words, we have to address how many lots a parcel gets, where they go, and what to do if they are not all subdivided in the beginning.

I see this as a separate issue of the 60% open space, which the eligible lots have to stay out of regardless. Ownership of the 60% open space land is also not really a zoning text issue. The land can be owned by the original owner, assigned to one or more new lots, or kept as an open space lot that is given to a land trust for example. Of a homeowners association can own it and the easement held by a land trust."

d. Decide whether to recommend:

(1) Option A **or** Option B (both A and B are formula-based approaches) **or** Option C (a yield management approach).

(2) Option A **or** Option B **and** Option C—This selection is closest to Comp Plan guidance, but requires that additional text be included about who determines which approach will apply to a particular case and under what circumstances.

3. No meeting on 6 August; public hearing on Package #3, 7:00 p.m., 13 August, followed by meeting.