

Town of Ancram  
Zoning Revisions Committee  
18 June 2012

Members Present: Hugh Clark, Barry Chase, Donna Hoyt, Bonnie Hundt, Don MacLean, Jim Miller, Jane Shannon

Members Absent: Terry Boyles, Barbara Gaba, Kyle Lougheed, Bob Mayhew, Bob Roche, Dennis Sigler

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The ZRC convened at 7:05 p.m. and approved minutes of the 11 June meeting.

Responding to Nan Stolzenburg's note about Subsection V (N) Lighting, the committee concluded there is no need to add maximum lumens to this section.

Re: Subsection V (O), Manufactured Home Parks, the committee approved Nan's "on second thought" recommendation to include MHP permit procedures in this section rather than referring to the FBD section. Inclusion is significantly more user-friendly than referral as it is simpler, clearer, "one-stop shopping."

During subsequent discussion, Mr. MacLean noted that the 60% open space requirement is not currently required for MHP, whereas it is for major subdivisions, even though both MHP and major subdivisions are in the Ag District. Other members commented about various drawbacks of this inconsistency, leading to a committee decision that the 60% open space requirement should apply to MHP, along with the current requirement for a maximum of 4 units per gross acre.

Responding to a question about the relationship between ridgeline protection and the town's cell tower and wind power laws, the ZRC approved Nan's suggestion to insert two references to cell and wind towers into Subsection V (R), Ridgeline Protection.

The committee approved Subsection V (S), Septic System Requirements, and Subsection V (V), Stormwater. Subsection V (X), Utilities is also approved upon correction of typo at W 6—"vale" should be "valve." Also, delete last sentence of W 7 about screening satellite dishes.

When discussing Subsection V (W), Supplemental Commercial Design Standards, Mrs. Hoyt was concerned that it would be difficult for some businesses to have windows that are compatible with adjacent buildings if those buildings are residences. Others noted that compatible does not mean that one building's windows must be the same as windows in another building and also noted that there are several businesses in the Ancram B/R district that have large, commercial windows, which also contributes to the "baseline" that would be considered by the PB. The Chair will ask Nan to provide a definition of compatible that clearly indicates it does not mean "the same." The section is approved.

The Chair read emails from John Ingram, PB Chair, and from Art Bassin suggesting the ZRC consider recreational subdivisions and unbuildable lots. Preliminary info from Nan Stolzenburg is that dealing with unbuildable lots can be done, usually includes permanent easements, and is better considered within the context of subdivision regulations rather than zoning law. The ZRC will discuss the topic at the next meeting.

The meeting adjourned at 8:15 p.m. The next meeting is June 25<sup>th</sup>.