

Town of Ancram
Zoning Revisions Committee
15 October 2012

Members Present: Hugh Clark, Barry Chase, Barbara Gaba, Donna Hoyt, Bonnie Hundt, Don MacLean, Jim Miller, Jane Shannon, Dennis Sigler
Members Absent: Terry Boyles, Kyle Lougheed, Bob Mayhew, Bob Roche

Following a public hearing about the 4th Package of zoning revisions, the ZRC convened at 7:50 p.m. and approved minutes of the 24 September meeting.

The committee initiated deliberations about feedback concerning several features of Package 4:

Section IV J—Density Calculation: Sub-section J2d states that slopes ranging between 15-25% will result in 50% of that land area being excluded from density calculation, whereas Table 3 at J3 cites 0.3 as the multiplication factor. To resolve this inconsistency, the committee decided that:

- sub-section J 2d should be deleted from the text;
- Table 3 should be amended to show two rows for steep slopes:
 - Steep Slope 15%-20%.....[multiplication factor]0.3
 - Steep Slope ≥20%.....[multiplication factor]0.4

Section V, Supplemental Regulations, p. 10, sub-section B1 (Commercial Logging): To resolve a third scenario wherein a landowner wants to clear a house site and sell less than 50K board feet and hires a commercial logger; and to place proper emphasis on the amount of timber cut rather than on who does the actual cutting; and to simplify and clarify this sub-section, the committee decided to delete the phrase “and are not using a commercial logger or logging firm” from the last sentence in that subsection. The corrected sentence shall state: “Landowners who are cutting less than 50,000 board feet of timber for their own use or for sale shall be exempt from this section.”

The committee also requests that, when defining “clear-cutting,” Nan Stolzenburg take into account the practicalities of clearing timber for a house site and also the legitimate clearing of forest to create a meadow or field for agricultural purposes.

Committee members also began discussion about Individual Standards, p. 8, Compost Facility. When defining “compost facility,” the committee requests Nan limit the definition of compost to organic material—no construction and demolition debris, no heavy metals, no sewage sludge. The committee also opined that any definition and specifications related to compost facility should distinguish between a commercial compost facility and legitimate agricultural practices, e.g. farmers’ ability to produce/store manure or to bury/decompose animal bodies.

The meeting adjourned at 8:55 p.m.