

Town of Ancram  
Zoning Revisions Committee  
7 May 2012

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Donna Hoyt, Bonnie Hundt, Don MacLean, Jim Miller, Bob Roche

Members Absent: Kyle Lougheed, Bob Mayhew, Jane Shannon, Dennis Sigler

Others Present: Nan Stolzenburg

---

The ZRC convened at 7:00 p.m., approved minutes of the 16 April meeting, and noted summaries of informal discussions on 23 and 30 April.

Members approved density bonus edits that implement guidance from previous meetings, including a new subsection A3(d) that illustrates how to calculate bonus and total units/lots, and an addition to A6(d) that amplifies info on escrow funds for reviewing bonus applications.

The committee also approved an edit to Subsection 6F that deletes 6F1a, and retains 6F1b and that part of 6F1c dealing with water and sewage standards.

Nan Stolzenburg then provided an overview about Supplementary Regulations. Among her points:

- Supplementary regulations normally contain topic-oriented regulations and standards and may include anything the Town wants to convey beyond the use tables, density schedules, procedures, and other features inherent in the zoning ordinance.

- Supplementary regs may be oriented on uses, or on districts, or on other topics such as parking or signs. In effect, having incorporated the major land use objectives in the body of the zoning ordinance, the supplementary regulations address the “other things” that, by district or by topic, will accomplish Town objectives.

- Supplementary regs should strike a balance—providing the Planning Board with a degree of flexibility to apply sound judgment to particular circumstances, but not so much freedom that the PB lacks guidance and discipline.

- One pitfall to avoid when revising supplementary regulations is disorganization. To be user-friendly and to help readers find information with relative ease, the supplementary regulations should be coherently organized, perhaps with all points about particular uses (e.g signs) in one place, or with all points about a particular district in one place. The committee asked Nan to draft an outline for the ZRC to examine on 14 May.

Nan and the ZRC then briefly reviewed draft parking regulations, with Nan noting that parking based only on square footage formulas usually result in an overbuilt parking lot. Hence, the PB should have guidance, but also the ability to question and to apply judgment.

The meeting adjourned at 8:50 p.m.