

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 11 October 2010, Town Hall**

AGENDA

1. Approve minutes of the October 4th meeting.
2. Resolve questions about Minor Site Plan Review, including:
 - a. What should receive Planning Board review of the building envelope?
 - i. Proposed residences in major subdivisions?
 - ii. Proposed residences in minor subdivisions?
 - iii. Proposed residences on new individual parcels?
 - iv. Proposed residences on existing individual parcels?
 - v. Other?
 - b. Related questions:
 - i. Should all residences receive review, or only some residences?
 - ii. If some, what “threshold” should trigger review?
 1. Size—those exceeding “X” square feet?
 2. Environmental features—slopes? etc?
 3. Cumulative environmental effects—by house, roadways, other?
 4. Emergency services access?
 - iii. Other?
 - c. Should accessory structures of 600 square feet or less be exempt?
 - d. Should land disturbances (e.g. grading, cutting-and-filling, tree cutting) receive MSPR?
 - i. All or Some?
 - ii. If some, what threshold should trigger review?
 - e. What should be the nature of the review process?
 - i. Simple?
 - ii. Cheap?
 - iii. Authoritative or Advisory?
 - iv. Other?