

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 11 March 2013, Town Hall**

AGENDA

1. Approve minutes of the 11 February 2013 meeting.
2. Review Package 4 Status:
 - a. TB adopted all except Supp Regs H. Ridgeline Protection on 21 Feb 13.
 - b. Public hearing feedback re: Supp Regs H Ridgeline Protection
 - c. TB “proposed revisions” to Supp Regs H Ridgeline Protection:
 - (1) “Ridgeline protection regulations will apply to major subdivisions, and be encouraged for minor subdivisions. To encourage minors to voluntarily follow the ridgeline regulations, they will get a density bonus of 1 (or 2?) additional lots and still qualify as a minor subdivision if they follow the ridgeline regs.”
 - (2) “Rooflines will be kept at or below the ridgeline. Tree-lines will be kept intact, and structure colors and screening will blend in.”
 - (3) “The 500 foot rule will be eliminated.”
3. Review Ancram Comprehensive Plan Guidance—
 - a. Vision
 - b. Goals 1 and 2
 - c. Detailed Strategy 2.11
4. Deliberate and resolve ridgeline protection issues:
 - a. Should the 500’ rule be eliminated?
 - i. Pros & Cons
 - ii. Decision
 - b. Should rooflines be kept at or below the ridgeline, rather than 35’ below?
 - i. Pros & Cons
 - ii. Decision
 - c. Ridgeline protection regulations will apply to major subdivisions, and be encouraged for minor subdivisions. How to “encourage?”
 - i. Density Bonus? Pros & Cons
 - ii. Other?
 - d. Other?