

Town of Ancram  
Zoning Revisions Committee  
7:00 p.m., Tuesday, 17 December 2013, Town Hall

**Draft      AGENDA      Draft**

1. Approve minutes of the 9 December 2013 meeting.
2. Reminder: Tasks to be Accomplished:
  - a. Determine which (if any) ridgelines/steep slopes merit protection.
  - b. Determine how to honor Comp Plan guidance that requirements will be mandatory for major subdivisions and encouraged/voluntary for minor subdivisions.
3. Reminder: Text at H1b2 stresses no lot unbuildable, and at H2f, g, and h (already sanctioned by TB) provides waiver authority if project site does not coincide with mapped R/SSPOD, or is not visible from publicly accessible location, or PB site visit verifies that intent and standards are met, or if standards render lot unbuildable.
4. Determine which, if any, ridgelines/steep slopes merit protection.
  - a. Follow-Up: 9 December discussion re: "value of the ZRC determining the criteria that its recommendations ought to meet, such as reflecting the intent of the Comp Plan, and/or visibility from publicly accessible locations. As "homework," members agreed to think about what such criteria ought to be."
    - Should ZRC establish such criteria now?
    - If so, what are the criteria?
  - b. When determining what important scenic views/ridgelines/steep slopes should be protected, what role should objective info play?
  - c. What role should perception/judgment play?
  - d. Other factors when determining what to protect?
5. Impartially designating what to protect: What are options?