

Town of Ancram
Zoning Revisions Committee
7:00 p.m., 18 March 2013, Town Hall

AGENDA

1. Approve minutes of the 11 March 2013 meeting.
2. Review Ancram Comprehensive Plan Guidance—
 - a. Vision
 - b. Goals 1 and 2
 - c. Detailed Strategy 2.11
3. Review TB guidance—
 - a. “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.”
 - b. “Rooflines will be kept at or below the ridgeline. Tree-lines will be kept intact, and structure colors and screening will blend in.”
 - c. “The 500 foot rule will be eliminated.”
4. Deliberate and resolve ridgeline protection issues:
 - First: How far from the ridgeline does the zone extend?
 - Second: Where to allow the roof/structure?
 - Third: How to handle majors and minors?
 - a. Consensus, 11 March: RPOD concept has merit.
 - (1) See text at Subsection 2a.
 - (2) Should it be ridgeline plus 300’, or 250’ or 200’?
 - b. Consensus, 11 March: Roof should be something less than 35’ below ridgeline.
 - (1) Three options: See Draft 4, subsection 3e--#1, #2, #3.
(Note: all three would apply to both major and minor.)
 - (2) Three additional options: See Draft 4, subsection 3e--#4, #5, #6.
(Note: #4 and #5 apply to major; #6 applies to minor.)
 - (3) Deliberate and decide: #1 or #2 or #3; or #4 or #5, plus #6
 - c. Related issue: see draft text for Subsection 4—
 - (1) Depending on decision re: #1,2,3 or 4,5,6, is incentive still necessary?
 - (2) Mandatory major and encourage minor via bonus incentive?
 - d. Does the 500’ rule go away?
 - e. Other?