

**Town of Ancram
Zoning Revisions Committee
7:00 p.m., 6 December 2010, Town Hall**

AGENDA

1. Approve minutes of the November 15th meeting.
2. Review with Nan Stolzenburg draft Section E, Site Plan Review for Subdivisions
 1. Major Subdivision Regulations

- a. Understand Open Space Development/Conservation Subdivision/Clustered Subdivision concept—

Open Space Development: “A design process that allows for the creation of multiple homes on a parcel while setting aside 60% of the parcel as undeveloped. The undeveloped area becomes protected and preserved open space. Reduced lot sizes and flexible road standards allow development to take place on the least sensitive parts of the projected site. In contrast, a conventional subdivision divides and develops all the land into roads and house lots with no regard for preservation of open space and natural areas.” [Draft Defs, version 2, 6/1/2010]

Conservation Subdivision: “A residential subdivision where the dwelling units that would result on a given parcel under a conventional subdivision plan are allowed to be placed on the parcel in a flexible manner, where lot sizes, road frontages, and other bulk dimensions are allowed to be relaxed and where a majority of the remaining land is left in its natural open space condition in perpetuity....results in a flexibility of design and development to promote the most appropriate use of the land, to facilitate the adequate and economical provisions of streets and utilities, and to preserve the natural and scenic qualities of open lands.” [Draft Defs, v2, 6/1/2010]

Clustered Subdivision: “A flexible subdivision technique where all the residences to be built on a parcel are located together on smaller lots in order to preserve open space or environmental features on the parcel.” [Draft Defs, v2, 6/1/2010]

- b. Understand what goes in zoning law/SPR and what goes in subdivision regs.
 - c. Discuss with Nan various points about content and organization.
3. Review the zoning revision sequence approved at the April 5 meeting.