

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

**AGENDA**

1. Approve minutes of May 24th meeting.
  
2. Discuss with Nan Stolzenburg lingering thoughts and questions about 2d chunk (20 mins)
  - a. Draft Section VII, Administration & Enforcement
  - b. Draft New Section, Planning Board
  - c. Draft Section VIII, Zoning Board of Appeals
  
3. Looking Ahead: Next Section--Site Plan Review (45 mins)
  - a. Based on ZRC thoughts and questions, a highly condensed Site Plan 101 refresher
  - b. Organizational questions—pros, cons, and points to consider when deciding:
    - i. Should Zoning Law include residential site plan review section?
    - ii. Should Uses Requiring Site Plan Review be in text or in use table?
    - iii. Should commercial design standards be in Site Plan Review or elsewhere or in use table?
    - iv. Should site plan review and special uses be together in one section, or in separate sections, or in use table?
  
4. Non-Commercial Wind Power and Cell Tower Laws—A Primer (45 mins)
  - a. Nan offers an overview of pros, cons, and points to consider,
  - b. and responds to ZRC thoughts and questions about tower laws.
  
5. “It’s what you learn after you know it all that counts.” (Coach John Wooden) (10 mins)
  - a. Do we know what we don’t know about zoning and subdivision regulations?
  - b. Could we (and the law we’re revising) benefit from a bit of training?
  - c. A modest proposal....