

**Town of Ancram
Zoning Revisions Committee
13 June 2011**

Members Present: Hugh Clark, Barry Chase, Barbara Gaba, Don MacLean, Bob Mayhew, Jim Miller, Bob Roche, Jane Shannon, Dennis Sigler

Members Absent: Terry Boyles, Bonnie Hundt, Kyle Lougheed

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:05 p.m.

Members approved minutes of the June 6 meeting and affirmed that no recusals were necessary for the current meeting.

The Chair will email to members three draft texts from Nan Stolzenburg pertaining to special use procedures and standards.

Continuing to revise Section III, Use Regulations, the committee began on page 8 of the Use Table Worksheet and determined for the hamlet R2 districts:

Re: page 8: Not permitted are hospital, clinic, counseling center, alcohol/drug treatment center, abuse treatment center, rehab facility, nursing home, convalescent home, half-way house, and cancer/radiation/chemical treatment center/facility.

Re: page 8: permitted as low impact home occupations, but not permitted if they are high impact, are physician office, psychiatrist/psychologist, dentist, chiropractor, midwife, and nursing/home care services.

Re: page 9: permitted as low impact home occupations, but not permitted if they are high impact, are physical/occupational therapy, massage service, and alternative medicine. Members request info from Nan Stolzenburg about “what is the maximum percentage of a home that is used for home-based occupation may be deducted for income tax purposes?”

Re: page 9: not permitted are laboratory—med test/diagnostic, lab—animal research facility, medical waste disposal, medical claims processing (members envisioned this use as akin to an “agency” that normally requires substantial numbers of employees), medical eqpt/supplies manufacture, med eqpt/supplies sales/distribution/service, health club/spa, physical fitness facility/gymnasium, commercial swimming pool, yoga facility, meditation facility, EMT/ambulance service, public cemetery, movie theater, performing arts venue, fair/circus permanent facility, fair/circus/similar temporary event, electronic entertainment sales/rent/ service, amusement park, amusement arcade, membership club/facility, bowling alley, pool/billiards hall, golf courses—regular, miniature, pitch & putt, driving range.

Re: page 10: Not permitted in the hamlet R2 districts are all uses listed on this page—sports stadium, baseball hitting facility, skating facility, skateboard facility, commercial firing range, hunting preserve, animal race track/course, motor vehicle track/course, parachute/sail/hot air balloon facility, party eqpt/supplies sales/rental, tent rental, campgrounds—RV/tent, casino, adult entertainment

facility/service, escort service, commercial airfield/rail/bus station/stable/animal boarding/riding/kennel, fuel oil bulk storage/distribution, natural gas/propane bulk storage/dist, solar energy eqpt manufacture/sales/distribution/service, wind energy eqpt sales/dist/service, retail communications sales/service—telephone/cable, transmission facilities (e.g. substations), transmission towers.

Re: page 11: Not permitted in the hamlet R2 districts are all uses listed on this page—major pipeline, hydro-fracturing for gas, oil/gas drilling/extraction, nuclear power plant, commercial flea market, private membership club/org facility, welding shop, septic sanitation service, self-storage, garbage/rubbish/trash removal, shopping center, equipment rental center, nuclear power plant, scrap/salvage yard, bio-fuel production/storage/distribution facility, trucking center, food processing/distribution facility, furniture manufacturing facility, compost/mulching facility, stump grinding center, cement/concrete production/distribution, paving/blacktop contracting [materials/eqpt] facility, drilling/boring, gravel mining, quarry, and sawmill.

Re: page 12: Not permitted in the hamlet R2 districts are foundries (other than low impact artisan/craftsman/hobbyist; see page 6), manufactured housing manufacture/dist/sales, warehouses, recycling/transfer facilities, hazardous waste collection/disposal, moving and storage, detention/correction facility, government offices/facilities, public utility facilities—municipal scale sewage treatment facility, municipal scale reservoir/water treatment facility (Note: it was decided that small sewage and water treatment facilities of a scale suitable for a building or small development may be allowed when absolutely necessary subject to SUP), water tower, public school, public higher education facility, public cemetery, hospital, meeting/retreat facility, library, museum, and tourist information/activities.

Re: page 12: Permitted as a low impact home occupation, but not if high impact, is a non-profit organization office. A religious worship facility is permitted subject to SUP or SPR, whichever Nan Stolzenburg recommends. Public recreation facilities—parks, playgrounds, paths/trails, swimming pools—are allowed in AH-R2 and BCH-R2 subject to SUP. Yielding to Mr. Mayhew's contention that there is no room for them in AdH-R2, the committee decided that they are not permitted in AdH-R2.

Looking ahead to ZRC deliberation about uses in the Ag Zoning District, Mr. MacLean noted that we have 3.5 acre average density with 60% open space required of major subdivisions, preferably with clustering on the property's periphery and perhaps with ½ acre lots. Perhaps a homeowner in the clustered housing wants to keep an animal or two, build a barn, or do other things normally permitted in an Ag district, but which may be incompatible in clustered housing. Mr. MacLean then posed a question: If a use is permitted in the Ag district, does that use apply uniformly throughout the Ag district, or may it not apply to some segment of the district such as the dense clustered housing? The Chair will seek an answer from Nan Stolzenburg.

The meeting adjourned at 8:55 p.m.