

**Town of Ancram
Zoning Revisions Committee
21 June 2010**

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Bonnie Hundt, Kyle Lougheed, Don MacLean, Bob Mayhew, Jim Miller, Jane Shannon

Members Absent: Bob Roche, Dennis Sigler

Others Present: Donna Hoyt

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

Members approved minutes of the June 14th meeting.

All deliberation and decisions dealt with the June 3d draft of “A Local Law entitled ‘Non-Commercial Wind Power Facilities Law of 2010 of the Town of Ancram,” including comments posted on that document by Nan Stolzenburg, Nan’s comments at the June 7th ZRC meeting, and discussion at the June 14th ZRC meeting.

The committee reviewed a second version of Section 2, Purpose and Intent, that includes overt reference to the Comp Plan and more specific language about what the law seeks to accomplish. Consensus called for paring repeated references to protecting scenic views, amending “small wind energy systems” to NWPF, omitting reference to utility companies, acknowledging tension between visual impacts and green technology, and stating a tilt toward green technology.

To enhance clarity, slight rewording of Section 4, Permitted Use, was adopted, as were adjustments to Section 5, Special Use Standards and Requirements. These include documentation required to establish that the proposed number of units is the minimum to meet on-site needs, deleting “habitable structures” and having set-backs be from property lines, and measuring noise levels at property lines and rights of way. After extensive deliberation, it was agreed that the abandonment provision will be amended to allow twelve months for an inoperable NWPF to be restored to operation, and requiring the owner to agree to abandonment provisions as a condition of site plan approval.

The committee authorized the chair to revise the draft to reflect agreed-upon amendments and to make other adjustments in language and organization that make the document clearer and more user-friendly.

On June 28th, the committee will focus upon Section 6, Application Process, plus provisions concerning violation, enforcement, penalties, and appeals.

The meeting adjourned at 9:05 p.m.