

**Town of Ancram
Zoning Revisions Committee
22 March 2010**

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Bonnie Hundt, Kyle Lougheed, Don MacLean, Bob Mayhew, Jim Miller, Bob Roche, Jane Shannon, Dennis Sigler
Others Present: Samantha Langton (Recorder), Donna Hoyt

The Chair called the meeting to order at 7:00 p.m. and determined whether all members received the agenda and drafts of previous minutes and purpose statements satisfactorily.

Members approved the minutes of the March 8th meeting.

Reviewing the zoning code purpose statement drafted by Jane Shannon, the committee initially considered amendments suggested by Ms. Gaba, Ms. Hundt, Mr. MacLean, and Mr. Miller:

After discussion about the potential nature of farm-related businesses, the definition of “farm,” and related points, adjustments to the first clause focused on changing “farming ventures” to “farm-related businesses.” The second clause was acceptable. The third draft clause will be trimmed by deleting the third sentence, and by consolidating the first two sentences. All agreed that the list of businesses in the second sentence of the fourth draft clause is too specific for a purpose statement, that zoning revisions will seek to make it easier to grow current businesses while also considering effects on neighbors, open space, rural character, etc., and that this clause should be condensed. Discussion of the fifth draft clause included affordability criteria and the need to clarify that Ancram needs affordable housing for all. Wording and punctuation will be amended. Extensive discussion about the sixth draft clause centered on the intent to give all property owners flexibility in determining lot sizes, allowing smaller lot sizes, while also protecting open space. This draft clause will be revised to more clearly emphasize these three elements. Review of the seventh draft clause centered on differences between recreational programs, which are not the province of zoning, and land areas available for recreation, which could be affected by zoning. This clause will be shortened and amended.

The committee agreed that the preamble to these clauses should be expanded to cite zoning’s purpose to promote the health, safety, and general welfare of the community and that Nan should be asked whether the preamble should cite the Comp Plan and law, and whether transportation and floating zone should appear in the purpose statement. Mr. MacLean noted that all significant items from the current ordinance purpose statement are covered in this draft. Ms. Shannon and the Chair will revise the draft for review by the ZRC and Ms. Stolzenburg.

Members reviewed the zoning concept map to identify potential questions for Nan. Discussion included the need for different setbacks in Lower Rhoda and Carson Road areas, zoning boundaries to generally follow property lines, and the meaning of yellow circles on map.

Making an inherently complex zoning code user-friendly will be a prime topic for Nan. A “how to” booklet and modern graphics may help, especially with the use table.

Next meeting will be on 29 March with Ms. Stolzenburg. This meeting adjourned at 8:55 p.m.