

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

Members Present: Hugh Clark, Barry Chase, Barbara Gaba, Kyle Lougheed, Jim Miller, Bob Roche, Jane Shannon

Members Absent: Terry Boyles, Bonnie Hundt, Don MacLean, Bob Mayhew, Dennis Sigler

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:10 p.m.

Members approved minutes of the June 21st meeting and were informed that drafts of Section VII, the PB Section, and Section VIII had been delivered to town staff for review and feedback.

The committee reviewed Version #3 of the draft “Non-Commercial Wind Power Facilities Law” and decided:

- to add “Vision” to the title of Section 2, and to change “offensive” to “negative” in line 3 of paragraph D, Intent.
- to approve paragraph A. 4 of Section 5, Special Use Permit Standards and Requirements.
- to approve the second sentence of paragraph E of Section 5, and to insert in line 6 of that paragraph “shall be recorded *with the Columbia County Clerk...*”
- to ask Nan Stolzenburg whether there should be set-backs from rights of way through the NWPF property.
- to insert into Section 5: “All electrical transmission lines associated with the wind power project shall be installed underground in accordance with National Electrical Code Standards except for connections to a public utility company’s transmission poles, towers, and lines. The Town may modify this standard if the project terrain is unsuitable due to environmental, ecological, or other constraints.”
- to approve subparagraphs 1 and 2 of paragraph F of Section 5, and to insert “be” into line 2 of paragraph F 1 (“there will *be* an additional...”).
- to ask Nan whether the best wording of paragraph G 3 should be “visible” or “permitted.”
- to change “three miles” in paragraph G 5 to “one mile” and to ask Nan to define “viewscape.”
- to approve paragraphs 5 J and K, and to change line 5 of para K to “disruption *or* damage.”
- to approve paragraph 5 L and to insert into line 10 an opportunity for the owner to dismantle the tower, such as “authority to revoke the special use permit and, *if the owner does not dismantle the tower within a period stated in the revocation notice*, to enter...”
- to approve paragraph A 1-3 of Section 6, Application Materials and Process, and to insert “or” into line 3 of paragraph 3c: “preceding application, *or* an architect’s estimate...”
- to ask Nan to explain the purpose of a complaint resolution process (paragraph A. 4), and if such a process does not add significant benefit the committee is inclined to delete this requirement, and that any burden of proof should fall on the complainant, and that arbitration should be deleted, and that mediation expenses should be evenly divided between the complainant and the NWPF owner.
- to approve paragraph B 1-10 of Section 6 and to add “site plan review” where appropriate throughout this paragraph.
- to approve Section 7, Enforcement and Penalties, and to ask Nan to explain again who determines whether civil penalties or criminal penalties should be invoked.
- to approve Section 8, Severability of Provisions, and Section 9, Effective Date.

The committee decided not to meet on July 5th. The next meeting will be July 12th. During the interim, the Chair will send Version #3, as amended in this meeting, to Nan Stolzenburg for review and comment. The meeting adjourned at 8:40 p.m.