

**Town of Ancram
Zoning Revisions Committee
3 October 2011**

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Bonnie Hundt, Don MacLean, Jim Miller, Jane Shannon

Members Absent: Barbara Gaba, Kyle Lougheed, Bob Mayhew, Bob Roche, Dennis Sigler

Others Present: Donna Hoyt

The Chair called the meeting to order at 7:35 p.m.

Members approved minutes of the September 26 meeting and affirmed that no recusals were necessary for the current meeting.

The Chair handed out and explained edits and comments about Package #2, SPR and OSCS, being circulated for final review by the TB, CAC, and others.

The committee completed the task of determining uses in the Ag District. Decisions were:

Not permitted are: cement/concrete production/distribution, paving/blacktop production plant, quarry, foundry (large, manufacturing heavy duty products), manufactured housing manufacture/distribution facility, warehouse (large, with extensive tractor trailer traffic), large recycling/transfer facility, hazardous waste collection/disposal facility, commercial moving & storage facility (e.g. Arnoff). *However, existing structures such as barns may be suitable for housing storage facilities and other compatible uses subject to SUP.* Detention/ correction facility, government offices/facilities, public school, public higher education facility, hospital, and library are not permitted.

Special Use Permit is required for stump grinding center (concern especially about noise and odor), paving/blacktop contracting (office hub and parking—not materials), water well drilling/boring (office hub, parking), gravel mining, sawmill, foundry (small scale: artisan/hobby/ blacksmith), manufactured housing sales office (with models), warehouse (modest size; limited truck traffic), recycling facility (small, unobtrusive), sewage treatment facility (small scale suitable for building or small development), reservoir/water treatment facility, water tower, public cemetery, religious worship facility, meeting/retreat facility, museum (may include library associated with museum theme), tourist information facility.

Offices (i.e. low impact, home based) are permitted. However, they are not permitted if high impact, home based or “store front.”

Site Plan Review is required for public parks, playgrounds, paths/trails, and swimming pools.

The ZRC determined that any industrial uses in the Ag District require stringent regulation, and also determined that Ag District uses shall be “imported” into the Carson Road District and serve as the use table for that district—with special setbacks to be established separately.

The meeting adjourned at 9:00 p.m.