

**Town of Ancram
Zoning Revisions Committee
4 April 2011**

Members Present: Hugh Clark, Barry Chase, Barbara Gaba, Bonnie Hundt, Kyle Lougheed, Don MacLean, Bob Mayhew, Jim Miller, Dennis Sigler

Members Absent: Terry Boyles, Bob Roche, Jane Shannon

Others Present: Donna Hoyt

Following an orientation by the Board of Ethics about Town of Ancram Ethics Law No. 1 of 2011, the Chair called the ZRC meeting to order at 7:20 p.m.

Members approved minutes of the March 28 meeting and affirmed that no recusals were necessary for the current meeting.

The Chair summarized email/ telephone conversations with Nan Stolzenburg about questions and concerns evolving from recent ZRC discussions. Nan's points included: it makes sense for most uses in a B/R district to receive SPR or SUP; commercial uses should have at least SPR; it is difficult and not recommended to establish thresholds that trigger SPR; resist temptations to think "it will never happen here;" and it is dangerous to think that anything could go in a floating zone—floating zones should be planned and detailed so "not anything goes."

The committee continued revising Section III, Use Regulations, by determining uses permitted in the Ancram Hamlet Business/Residential Zoning District. Discussion covered pages 10-11 of the Use Table Worksheet. Results were:

Bulk fuel oil, natural gas, and propane storage/distribution facilities (e.g. Taylor, MainCare) not permitted. Solar and wind energy equipment manufacture, sales, distribution, and service require SUP. Retail communications (e.g. telephone and cable) sales/service facilities, and transmission sub-stations and like facilities, require SPR. Transmission towers require SUP.

After extensive discussion about the feasibility and merits of allowing at least light manufacturing within the AH-B/R district, it was agreed that it may be possible to allow some light manufacturing if the facility met pre-designated criteria. Mr. Mayhew and others opined that such a light manufacturing facility should have to meet commercial design standards that would maintain the traditional character of the community and must also meet at least the five bullets for limited commercial use cited on page 64 of the Comprehensive Plan. ZRC consensus was that definitions of limited commercial use, manufacturing, and light manufacturing based on the Comp Plan glossary should be included in zoning definitions. The committee also agreed that additional deliberation about light manufacturing and about an industrial district is warranted.

Major pipelines, hydro-fracturing for gas, oil/gas drilling/extraction, and a nuclear power plant

are not permitted in the AH-B/R district. Also not permitted are scrap/salvage yards, bio-fuel production/storage/distribution facilities, trucking centers, food processing/distribution facilities, furniture manufacturing facilities, compost/mulching facilities, stump grinding centers, cement/concrete production/distribution, gravel mining, quarries, and sawmills.

Members noted that the scale of some categories above may be sufficiently small and non-bothersome to neighbors that adjustment from not permitted to SUP may be worth considering in a follow-up discussion with Nan.

Paving/blacktop contracting and drilling/boring uses may be permitted with SUP provided that the use is limited to the office and parking of vehicles—not materials.

Following up the discussion summarized above, the Chair will seek definitions from Nan Stolzenburg and will also summarize determinations made thus far about uses in the AH-B/R and will provide electronic copies to ZRC members.

The meeting adjourned at 9:10 p.m.