

**Town of Ancram  
Zoning Revisions Committee  
7 February 2011**

**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:** Nan Stolzenburg, Donna Hoyt, Jim Stickles

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

The committee approved minutes of the January 31 meeting.

To aid completion of major subdivision text, Nan Stolzenburg inquired whether the ZRC wants some major subdivisions to be “hamlet-like” in their design. If so, what must be the size of the proposed subdivision to trigger such design and should the law require, encourage, or merely allow such design?

All present discussed many pros and cons, including potential loss of open space caused by suburban rectilinear lay-out, retention of Ancram’s rural character by using topography and natural features to mask placement of lots/houses, adherence to Comp Plan guidance to revitalize existing hamlets, and potential effects of integrating retail shops within newly developed hamlet-like neighborhoods.

Decisions included:

- Do not use terms “clustered hamlet-like subdivision” “traditional hamlet-like neighborhood,” or “hamlet-like design.” Instead, use “Traditional Neighborhood Design (TND).”
- Consistent with revitalization of existing hamlets, define TND to exclude retail businesses.
- Zoning law should not require all major subdivisions to use TND.
- However, zoning law should authorize PB to require major subdivision developers to submit TND based upon PB judgment of terrain and project.
- PB may require submission of TND for any project classified as a major subdivision.
- Nan will amend section G7 of OSCS LL and other text to reflect these decisions.

Turning to revisions of Section III, Use Table, discussion included potential distinctions between housing livestock for agricultural vs. personal use; defining and tailoring definitions of agriculture and small farms for zoning purposes; distinctions between commercial and industrial uses; change of use and intensity of use; non-conforming uses; and floating zones.

Nan advised ZRC to state purposes for each zoning district (she will provide samples) and to approach uses by first determining what type of use is appropriate for each district.

The meeting adjourned at 8:55 p.m.