

Town of Ancram
Zoning Revisions Committee
7:00 p.m., 13 January 2014, Town Hall

AGENDA

1. Approve minutes of the 6 January 2014 meeting.
2. Focus: Tasks to be Accomplished:
 - a. Determine which (if any) ridgelines/steep slopes merit protection.
 - b. Determine how to honor Comp Plan guidance that requirements will be mandatory for major subdivisions and encouraged for minor subdivisions.
3. Reminder: Text at H1b2 stresses no lot unbuildable, and at H2f, g, and h provides waiver authority if project site does not coincide with mapped R/SSPOD, or is not visible from publicly accessible location, or PB site visit verifies that intent and standards are met, or if standards render lot unbuildable.
4. Given Comp Plan guidance that “designated ridgelines should be determined...based on their topographical prominence and scenic importance,” review, verify, and further refine committee inclinations on 6 January to designate based on a combination of:
 - a. A minimum elevation (TBD);
 - b. Steep slopes (i.e. greater than 15%);
 - c. “Top” ground visible above the slope (definition and/or amount TBD);
 - d. Visible from publicly accessible locations (amount TBD).
 - e. Other factors not identified on 6 January.
5. Using existing maps, determine what terrain probably is affected by applying decisions reached at 4 above, assess effects, deliberate, and decide.
6. Other