Town of Ancram
Zoning Revisions Committee
7:00 p.m., Tuesday, 6 January 2014, Town Hall

Draft **AGENDA** **Draft**

1. Approve minutes of the 9 December 2013 meeting.

2. Reminder: 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/voluntary for minor subdivisions.

3. Reminder: Text at H1b2 stresses no lot unbuildable, and at H2f, g, and h (already sanctioned by TB) 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. Determine which, if any, ridgelines/steep slopes merit protection.
    a. Follow-Up: 9 December discussion re: "value of the ZRC determining the criteria that its recommendations ought to meet, such as reflecting the intent of the Comp Plan, and/or visibility from publicly accessible locations. As "homework," members agreed to think about what such criteria ought to be."
        -Should ZRC establish such criteria now?
        -If so, what are the criteria?

    b. When determining what important scenic views/ridgelines/steep slopes should be protected, what role should objective info play?
    c. What role should perception/judgment play?
    d. Other factors when determining what to protect?

5. Impartially designating what to protect: What are options?