

## Minutes of Ancram CAC Meeting, July 11, 2023

**Attending:** Wally Williamson, Erin Robertson, Jane Meigs, Jono Meigs, Amy Gold, Jay Lorenz

We approved the June 13, 2023 Minutes.

We agreed to move the next CAC meeting to Tuesday, August 15 at 6:30 via zoom.

### Planning Board Discussion

- Green Hill Subdivision—Our CAC memo, based on excellent site visit notes from Erin and Jay, was sent to PB. The applicant's engineer rejected our proposal to site buildings below the forest and to decrease area of disturbance. We are waiting for review by Nan and George.
- Morel-Bauta—Carefully designed project has been approved by PB.
- Berkshire Hill application not complete and sent back to Ed Ferrato.
- 132 Carson Rd had been approved by PB but is being reviewed by George because of concerns about development in wetlands.
- Velazquez—There is ongoing confusion over the driveway project which fell short of PB guidelines. Erin will try to get more information. **Please review PB July meeting tape to hear Joe Crocco's comments.** Mr. Velazquez is on the PB agenda for August 3. DEC may be involved. **Please try to attend the Aug 3 PB to follow up.**

**CAC letter of support** for CLC grant application for countywide planning sent.

### Scenic Overlay Zone Discussion

- Jane wrote a new draft of our proposed revision to the SCOZ based on her original draft and comments from Wally and Colleen. This new draft has added emphasis on the importance of protecting the environmental assets of SCOZ as well as on amending SCOZ regulations to include major and minor subdivisions and single-family residences.
- We discussed whether we should ask for a prohibition of any building in contiguous forests or whether we should add more limited and targeted revisions which would strengthen provisions against building in/near steep

slopes, ridgelines, and wetland and water body buffer zones and which would reduce area of allowed area of disturbance to 20% from 30%.

- Although we agree that protecting forests and significant environmental assets is essential, concerns were expressed about taking the more extreme step of prohibition of building in contiguous forests given the makeup and mindset of ZRC members and concerns over balancing property rights. We also discussed adding a guideline that requires that any existing access roads or driveways be shared by owners to lower erosion.
- Jane will send the new SCOZ draft to all CAC members, asking for input. **Because we must get our SCOZ revisions to the ZRC by September 6, the deadline for getting CAC member input to Jane is August 1.** We may need to have a sub-committee work on the final draft in August.

#### **Community Preservation Fund and NRCP as basis of Open Space Plan**

- We discussed the feasibility of establishing a Community Preservation Fund for Ancram. Because we have a Natural Resource Conservation Plan, the task of creating and writing the required Open Space Plan could be easier. We agreed to continue exploring this possibility, to attend any CPF workshops, and to look to Chatham and Red Hook as examples of towns that have CPFs in progress or in place. We may need to establish a sub-committee which can take on this project.

Meeting adjourned at 7:50pm.

**Please note in your calendars:**

**Next CAC meeting is Tuesday, August 15 at 6:30pm via zoom**

**Deadline for Input on SCOZ Revisions is August 1, 2023.**