

# Town of New Scotland Planning Board

## Agenda

**January 10, 2017**

Charles Voss, *Chairman*

*Planning Board Members:*

Jo Ann Davies, Thomas Hart, Dan Leinung, Crystal Peck

Justin Perry (Alternate)

Lori Saba, *Planning Board Secretary*, Jeremy Cramer, *Building Inspector*,

Jeffrey Baker, *Planning Board Attorney*, Dave Hansen, *Town Engineer (Stantec Engineering)*

**PLEASE NOTE:** All developers, consultants and members of the public wishing to address the Board during the meeting must sign in on the “Sign in Sheet” located on the back table.

### **7:00p.m. No Public Hearings**

#### **Old Business:**

**1) Board Update: Site Plan Application #110:** Application submitted by P.J. Hognestad for modification and update of the prior site plan approval to address the expansion of allowed uses for the parcel in areas of the site that were not previously approved. The site contains approximately 20.3 acres, and is located within the Industrial Zone. The property is located at 198 New Scotland South Road and is identified as New Scotland tax parcel id # 84.-1-44.14. This application is made pursuant to Article V, Section 190-52 of the Zoning Law for the Town Of New Scotland.

**2) Board Update: Special Use Permit Application # 574:** Application submitted by Cynthia Elliot on behalf of Triple S Farm. The applicant plans to re-create the tree farm formally known as Scotch Hill Acres and has requested a special use permit to allow the site and residential use pavilion on site, to be utilized as a banquet facility for event gatherings. The proposed site is owned by Cynthia Elliot, is located in the RA zoning district at 20 Brownrigg Road, and is identified as New Scotland tax parcel id # 107.-1-7.1. This application is for a permitted use as per Article II, Section 190-12 (D)(17) of the Town of New Scotland’s Zoning Law.

**3) Board Update: Special Use Permit #583:** Application submitted by Ron Kay requesting approval to allow for a mixed use development to be constructed on a parcel. The applicant would like to incorporate retail sales and residential apartments. The proposed site is located within the Commercial district on Maple Rd. (Route 85A) and is identified as New Scotland tax parcel # 73.-4-17.1 This application is for a permitted use and a special use as per Article II, Section 190-17 (D)(12) & (E)(3) of the town of New Scotland Zoning Law.

#### **New Business:**

**1) Special Use Permit Application # 588:** Application submitted by Darryl Duncan for a Special Use Permit to allow for the housing and operation of an Agricultural Supply Facility on a site owned by Mr. Guyette. This application is being submitted in conjunction with a zoning change petition to the town board for a coordinated review. Mr. Guyette’s site is located within the Residential Agricultural Zoning District on New Scotland South Road and is identified as tax parcel # 84.-1-44.11.

**Discussion items:**

- 1) **Minutes** for November 1, 2016
- 2) **Minor Subdivisions** for the month of December 2016
- 3) **Schedule regular 2017 meeting dates**

Anything else that may come before the board -Open Discussion (2-minute limit per person)

**Adjournment:**

[THIS AGENDA IS SUBJECT TO CHANGE AT ANY TIME]Edited 1/05/2017