

Town of New Scotland Planning Board

Agenda

January 2, 2018

Charles Voss, *Chairman*

Planning Board Members:

Robert Davies, Thomas Hart, Dan Leinung, Christine Galvin

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

Crystal Peck, *Planning Board Attorney*, Mark Dempf, *Town Engineer (Stantec Engineering)*

Public Hearings:

1) Modification of Subdivision #447: Application submitted by Charles Carrow on behalf of Stone Creek Estates of NS, LLC requesting relief from condition item #5 & #12 of the Stone Creek Estates Restrictive Covenants approved by the Planning Board during the approval of the "Stone Creek Estates" subdivision, which requires that each lot shall not have an any fence/wall/ enclosure on any lot and that no animal restraint devices are allowed on the exterior of the dwelling on the lots. The applicant is seeking relief for the covenants listed above for one lot located at 18 Stone Creek Ct. to allow for a fence to be constructed along the side of the house within the Front yard setback along Pebble Ct. to allow for an enclosed exercise area for a service dog.

Old Business:

1) Update: Major Subdivision Application # 624: Application originally submitted by Frank Burnett as subdivision # 573 to divide his land into three parcels received preliminary plat approval January 5, 2016. The project approval's time frame had expired while working towards receiving water and sewer approvals in order to apply for final plat subdivision approval. The project was recently purchased by Maxim Real Estate LLC and they are looking to reapply for the original project and to include an extra lot. The parcel identified as tax id # 84.-2-55.20 consists of 11.8+/- acres and is located within the MDR Zoning District at 22 Toby Lane. The scope of this subdivision is defined in Article II, section 164-6 and is subject to the major subdivision review procedures as described and made pursuant to Article III, Section 164-19 of the subdivision law.

New Business:

1) Special Use Permit # 597: Application submitted by Tom Popolino to allow for a 8.4k Ground mounted solar PV system. The site contains approximately 1.2 acres, and is located within the RA Zone. The property is located at 2070 New Scotland Road and is identified as New Scotland tax parcel id # 72.-2-3. This application is made pursuant to Local Law V of 2017, Section 2, part 1-6(A) of the Town Of New Scotland.

Discussion items:

1) Minutes for 6/6/17, 7/11/17, 10/3/2017, 10/23/17,

2) Minor Subdivisions for the month of December 2017

3) Proposed Local law on New Scotland Mixed Use Hamlet Zoning District.

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

Adjournment: