

**Town of New Scotland
Zoning Board of Appeals
Agenda
January 26, 2021
7:00 PM**

Zoning Board Members:

Jeff Baker, *Chairman,*

Lance Moore, Dean Sommer, Edie Abrams, Erin Flynn Casey

Lori Saba, Planning Board Secretary, Jeremy Cramer, Building Inspector
Crystal Peck, Zoning Board Attorney, Garrett Frueh, Town Engineer (Stantec Engineering)

**Zoning Board of Appeals Meeting
COVID Update**

The Zoning Board of Appeals for the Town of New Scotland will hold a regularly scheduled meeting on January 26, 2021 at 7PM. Due to health and safety concerns related to COVID-19 in person attendance will not be permitted. We are working diligently with our current limited staffing to start uploading applications to the Town's website prior to the meeting to give the public the ability to see the applications and supporting documentation and would encourage anyone who would like to comment on an application that has a public hearing scheduled for the upcoming meeting should email those comments to the Building Inspector at jcramer@townofnewscotland.com by noon of the meeting day. In accordance with the Governors Executive Order 202.1 the meeting will take place remotely via Zoom. All written comments will be collected, submitted to the Board for review, and be read into the minutes of the following meeting prior to a decision on the application. During this time, all Zoning Board meetings will be recorded and a transcript of the meeting will be made available at a later date. Members of the public can connect via telephone or video conferencing to the meeting at:

Topic: Town of New Scotland Zoning Board of Appeals Meeting

Time: Jan 26, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84123615587?pwd=VnBTa0dobUdjZjE2L3I0Vmord0pjZz09>

Meeting ID: 841 2361 5587

Passcode: 525920

One tap mobile

+16465588656

Continuation of Public Hearing: 7p.m.

- 1) **Variance Application # 544:** Application submitted by PV Engineers P.C. has proposed for a large scale solar project on a parcel that contains prime soils. Siting considerations identified in Part 2 G, Section 4.xiii of our Solar law prohibits large scale solar facilities on any site that is prime farmland or which contains prime soils. The proposed solar project is located on a parcel owned by Steven Burke, is located in the RA Zoning District On Altamont Road, and is identified as New Scotland tax parcels id # 72.-1-65.

New Business:

- 1) **Variance application # 545:** Application submitted for an area variance by James Cramer to request relief from Article XVI, Section 190-112, Table #2 to allow for a dwelling to be constructed 40' from the front property line. The parcel is located at 28 Whitbeck Road, located in the hamlet development extension zoning district, and is identified as New Scotland Tax parcel # 84.-1-9. The front setback requirement in the HDE district is a 5' minimum and 20' maximum. This request is for 20' of relief. The parcel received site plan approval by the planning board in January with a condition of applying for the variance for the dwelling location.

Regular Meeting:

Discussion/Action: Minutes of December 22, 2020 meeting

Discussion/Action: 2021 Regular meeting dates.

Motion to adjourn:

Jeff Baker, Chairman

THE NEXT TENTIVELY SCHEDULED MEETING IS February 23, 2021