

Town of New Scotland Planning Board

Agenda

March 7, 2017

Charles Voss, *Chairman*

Planning Board Members:

Jo Ann 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)*

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.

Public Hearings

1) 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.

New Business:

1 Special Use Permit Application #590: application submitted by Robert Bolduc to allow for a newly constructed pond approximately 13,000 sqft in size. The pond is to be constructed on a parcel owned by Robert, consisting of 25.6 acres which includes his dwelling and other improvements, is situated within the RA District at 50 Rock City Road, and is identified as New Scotland tax parcel # 106.-2-17.4. This application is a Special Use of Article II, Section 190-12(D)(2) of the Town of New Scotland Zoning Law.

2) Special Use Permit Application #590: application submitted by Stephan Bolduc to allow for a newly constructed pond approximately 15,000 sqft in size. The pond is to be constructed on a parcel owned by Stephan, consisting of approximately 110 acres which includes his dwelling and other improvements, is situated within the RA District at 22 Rock City Road, and is identified as New Scotland tax parcel # 106.-2-17.1. This application is a Special Use of Article II, Section 190-12(D)(2) of the Town of New Scotland Zoning Law.

Old Business

1) Special Use Permit # 589: Application submitted by James Olsen for a special use permit to allow for a lot line adjustment of two parcels owned by James & Robin Olsen to allow for one parcel to be used as a “Self Storage Facility”. The parcels are located within the COM Zoning District, at 1944 and 1942 New Scotland Road, and identified as New Scotland tax parcels # 84.-2-18.11 and #84.-2-22. This application is a Special Use of Article II, Section 190-17 (E)(12) of the Town of New Scotland Zoning Law.

2) Major Subdivision Sketch Plat Application # 588: Application submitted by David Moreau for a 19 lot residential subdivision containing 50 +/- acres. The proposed subdivision is located on Youmans Road, is identified as New Scotland tax parcel #72.-3-41.1& #72.-3-41.51, and is located within the COM zoning district. This application is made pursuant to Article III, Section 164-18 of the subdivision law.

Discussion items:

- 1) **Minutes** for February 7, 2017
- 2) **Minutes for February 23, 2017**
- 2) **Minor Subdivisions** for the month of February 2017

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 2/27/2017