

Agenda
Town of New Scotland
Zoning Board of Appeals
Notice of Meeting
May 29, 2018
7:00 PM

Zoning Board Members:

Jeff Baker, *Chairman*,

Lance Moore, Steve Crookes, Edie Abrams, Michael Barton,

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

Public Hearings:

- 1) **Variance Application # 522:** Application submitted by Ray Signs to request relief from Article II, Section 190-32 (B-1) of the Town of New Scotland Zoning law to allow for two attached signs for a new commercial use on an existing commercial building. The applicant is seeking 10.05 square feet of relief to allow the two attached signs to total 60.05 feet in area. The proposed signs are located on a lot owned by Chris and Melanie Frueh, leased to Xylem Dewatering Solutions, is located in the Commercial Hamlet District of Feura Bush at 1373 Indian Fields Road, and is identified as New Scotland tax parcel id # 107.2-2-61.

- 2) **Variance Application # 524:** Application Submitted by Pat Cherko and Associates requesting relief from Article II, Section 190-15 (B) of the Town of New Scotland's Zoning Law to allow for a second story addition and front porch to be constructed within the rear set back on a corner lot. The parcel is located within the "RH" district at 189 New Salem South Road. The parcel is owned by Sasi Chucuvo, is identified as New Scotland Tax parcel id # 82.-4-42. The "RA" district has a rear setback of 30 feet. This request is for 22.5 feet of relief to allow for the structure to be located 7.5 feet from the property line.

Old Business:

- 1) **Update: Variance Application # 523:** Application submitted by US Solar to appeal a determination by the building inspector. U.S. Solar 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 applicant is seeking an appeal of the determination and requesting an interpretation of this section of the law to determine if large scale solar projects are prohibited on any site or parcel that is prime farmland or has prime soils or are they allowed to be located on the site as long as the proposed project is not located within the prime farmland or on prime soils areas of a site or parcel. The proposed solar project is located on lots owned by Martha Oden and Donald Baker, to be leased to US Solar Corp, are located in the R-2 Zoning District at 331 New Scotland South Road, and are identified as New Scotland tax parcels id # 84.-1-40.11 and 84.-1-38.

- 2)

Regular Meeting:

Discussion/Action minutes of April 24, 2018

Motion to adjourn:

Jeff Baker, Chairman

THE NEXT TENTATIVELY SCHEDULED MEETING June 26, 2018