

**Agenda**  
**Town of New Scotland**  
**Zoning Board of Appeals**  
**Notice of Meeting**  
**August 24, 2021**  
**7:00 PM**

**Zoning Board Members:**

Jeff Baker, *Chairman*,  
Dean Summer, Erin Casey, Edie Abrams

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

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**Public Hearings:**

- 1) **Variance Application # 553:** Application Submitted by James Cillis requesting relief from Article II, Section 190-12 (B) of the Town of New Scotland’s Zoning Law to allow for a garage addition to be constructed within the rear setback on a parcel. The parcel contains 1.4 acres, is located within the “RA” district at 83 Maple Road and is identified as New Scotland Tax parcel id #73.09-2-2.3. The rear yard setback requirement in this zone is 20 feet. This request is for 9.5 feet of relief to allow for structure to be located 20.5 feet from the property line.

**New Business:**

- 1) **Variance Application # 554:** Application Submitted by Pat Cherko and Associates requesting relief from Article III, Section 190-29(D)(1)(a) of the Town of New Scotland’s Zoning Law to allow for an detached garage to be constructed within the front 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 front setback of 30 feet. This request is for 8 feet of relief to allow for the structure to be located 22 feet from the property line.

**Old Business:**

- 1) **Adjourned: Variance Application # 548:** Application submitted by Seaboard Solar and Bohler Engineering to request a two part variance application to allow for a large scale solar project to be sited on a parcel that contains prime soils and mature forest. Siting considerations identified in Part 2 G, Section 4.xiii of our Solar law prohibits large scale solar facilities to be sited on any portion of a parcel that is considered prime farmland, which contains prime soils, or that contains more than 1 acre of mature forest in the siting area that would be removed. The proposed solar project is located on a parcel owned by Francis McCaffery and Robert Jones, is located in the RA Zoning District on Bullock Road, and is identified as New Scotland tax parcels id # 83.-4-40.2.

- 2) **Adjourned: Interpretation Application # 551:** Application Submitted by Richard Long requesting an interpretation of Article XVI, Section 190-112 (D)2(b) of the Town of New Scotland's Zoning Law regarding the area required per unit for multifamily development. The parcel contains approx. 13.61 acres of buildable land, is located within the "HDE" district at 2080 New Scotland Rd, and is identified as New Scotland Tax parcel id #84.-1-28.

**Regular Meeting:**

Discussion/Action: Minutes of July 27, 2021 meeting

**Motion to adjourn:**

**Jeff Baker, Chairman**

**THE NEXT TENTATIVELY SCHEDULED MEETING IS September 28, 2021**