

Agenda
Town of New Scotland
Zoning Board of Appeals
Notice of Meeting
October 26, 2021
7:00 PM

Zoning Board Members:

Jeff Baker, *Chairman*,
Dean Sommer, Erin Casey, Edie Abrams, Marcus Hotaling
Lori Saba, Planning Board Secretary, Jeremy Cramer, Building Inspector
Crystal Peck, Zoning Board Attorney, Garrett Frueh, Town Engineer (Stantec Engineering)

The Zoning Board of Appeals for the Town of New Scotland will hold a regularly scheduled meeting via Zoom Meetings on Tuesday, October 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 Governor's revisions to the State Public Meetings Law, 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 Planning 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
Time: Oct 26, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82270705199>

Meeting ID: 822 7070 5199

One tap mobile

+16465588656,,82270705199# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 822 7070 5199

Find your local number: <https://us02web.zoom.us/u/kdgMVXIGed>

Public Hearings:

- 1) **Continuation: 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.
- 2) **Variance application # 555:** Application submitted for an area variance by Agnes Weaver to request relief from Article II, Section 190-12 (B) to allow for a lot line adjustment of two parcels. The Weaver parcel currently has 1.10 acres and the neighboring parcel owned by Perry & Darshan Little has 1.10 acres. This request is to merge approximately 0.23 acres from the Lands of Weaver and merge with the Lands of Little. Both parcels are located in the RA Zoning district, the Lands of Weaver is located at 277 Swift Rd and identified as New Scotland Tax Parcel # 83.-3-32, the lands of Little are adjacent at 265 Swift Rd and is identified as New Scotland Tax parcel # 83.-3-33.3. The minimum area requirement in the RA district is a 44,000 sqft or 1.01 acres. If approved, it would allow for the lots to be 0.87(Weaver) & 1.33 acres (Little). Both parcels currently have existing improvements and no setback violations would be created.

New Business:

- 1) **Modification Request: Variance Application # 530:** Request submitted by Tommell Livestock LLC to seek a modification of the approved use variance to allow for additional time to finalize conditions of the approval prior to a permit being issued that would allow for the use of the parcel as a commercial public garage as approved November 24, 2020. The parcel is located in the RA district at 173 North Rd. and is identified as tax parcel # 105.-3-6.10.

Old Business:

- 1) **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.

Regular Meeting:

Discussion/Action: Minutes of September 28, 2021 meeting

Motion to adjourn:

Jeff Baker, Chairman

THE NEXT TENTATIVELY SCHEDULED MEETING IS November 23, 2021