

Town of New Scotland Planning Board

Agenda

September 6, 2016

Charles Voss, *Chairman*

Planning Board Members:

Jo Ann Davies, Thomas Hart, Dan Leinung

Justin Perry (Alternate)

Lori Saba, *Planning Board Secretary*, Jeremy Cramer, *Building Inspector*,

Jeffrey Baker, *Planning Board Attorney*, Dave Hansen, *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.

7:00 pm:

Public Hearings:

1) Special Use Permit Application # 580: Application submitted by Laura Ten Eyck on behalf of Indian Ladder Farm and is requesting a special use permit to allow the farm to be utilized as an outdoor banquet facility for gatherings and special events throughout the year. The proposed site is located in the RA zoning district at 342 Altamont Road, and is identified as New Scotland tax parcels id #71.-2-20.11 and 71.-2-20.12. . 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.

2) Special Use Permit Application # 584: Application submitted by Jane Twomey of Wren & Rail LLC for a Special Use Permit to allow for the housing and operation of a mobile “food coach” on a site owned by Mr. Guyette. Article II, Section 190-12(D)(17) requires that a Special Use Permit be obtained to allow for “Restaurants and taverns”. Mr. Guyette’s site is located within the Residential Agricultural Zoning District on New Scotland South Road and is identified as tax parcel # 84.-1-44.11.

Old Business: Discussion items:

1) Special Use Permit #583: Application submitted by Ron Kay requesting approval to allow for a mixed use development to be constructed on a parcel. The applicant would like to incorporate retail sales and residential apartments. The proposed site is located within the Commercial district on Maple Rd. (Route 85A) and is identified as New Scotland tax parcel # 73.-4-17.1 This application is for a permitted use and a special use as per Article II, Section 190-17 (D)(12) & (E)(3) of the town of New Scotland Zoning Law.

2) Special Use Permit Application # 575: Application submitted by Nixon Peabody on behalf of Cellco Partnership d/b/a Verizon Wireless for a new tower which was granted a use variance to allow for a the construction of up to a 124 foot communications monopine and related facilities. The facilities requested include up to 12 antennas at 116 feet, a backup generator, and other related items on an equipment platform. The proposed site is owned by Robert and Andy Appleby, is located in the RH Zone at 20 Stovepipe Road, is identified as tax parcel #105.-2-16.1. This request is for a variance to Article II, Section 190-15 of the Town of New Scotland Zoning Law.

Discussion items:

- 1) **Minutes** for August 2, 2016
- 2) **Minor Subdivisions** for the month of August 2016

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 8/26/2016