

**Agenda
Town of New Scotland
Zoning Board of Appeals
Notice of Meeting
January 26, 2016
7:00 PM**

Zoning Board Members:

Robert Johnson, *Chairman*,
Steve Crookes, Lance Moore, Heather Dolin, Edie Abrams

Lori Saba, Planning Board Secretary, Jeremy Cramer, Building Inspector
Jeffrey Baker, Zoning Board Attorney, Dave Hansen, Town Engineer (Stantec Engineering)

Public Hearing:

1. **Continuation: Variance Application # 507:** Application submitted by Charles Shufelt requesting an appeal of determination given by the Building Inspector. The applicant would like the ZBA to determine if the use of the accessory structure for automobile repair is impermissible. The parcel is located in the RA Zoning District, at 173 North Road, and is identified as New Scotland Tax Parcel # 105.-3-6.10.
2. **Continuation: Use Variance Application # 508:** submitted by Charles Shufelt for a use variance to allow for the operation of a public garage in an existing accessory structure. The building is located in the RA district at 173 North Rd. and is identified as tax parcel # 105.-3-6.10. The former use of tenancy space was a storage and repair shop for Kleen Resources, an environmental petroleum equipment and repair company. This request is for a variance to Article II, Section 190-12 of the Town of New Scotland Zoning Law.
3. **Continuation: Variance request # 509:** Application submitted by Nixon Peabody on behalf of Cellco Partnership d/b/a Verizon Wireless to request an area variance to allow for the construction of a 124 foot communications monopole. The facilities requested include up to 12 antennas at 116 feet. Current zoning law allows for a commercial tower to be 45 feet. This is a request is for 79 feet of relief. 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 III, Section 190-29 (B)(2) of the Town of New Scotland Zoning Law.
4. **Continuation: Variance request # 510:** Application submitted by Nixon Peabody on behalf of Cellco Partnership d/b/a Verizon Wireless for a use variance to allow for a the construction of a 124 foot communications monopole 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.

Regular Meeting: Discussion/Action minutes of December 15, 2015

Discussion/Action minutes of January 12, 2016

Discussion/Action regular meeting dates 2016

Motion to adjourn:

THE NEXT SCHEDULED MEETING February 23, 2016

Robert Johnson, Chairman

January 22, 2016