

**Agenda**  
**Town of New Scotland**  
**Zoning Board of Appeals**  
**Notice of Meeting**  
**November 23, 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)

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The Zoning Board of Appeals for the Town of New Scotland will hold a regularly scheduled meeting via Zoom Meetings on Tuesday, November 23, 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](mailto: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 Meeting

Time: Nov 23, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83408212075?pwd=Rm1WY1pXVFFBV21SNTNkblAyeXJ3QT09>

Meeting ID: 834 0821 2075

Passcode: 900731

One tap mobile

+16465588656,,83408212075#,,,,\*900731# US (New York)

### **Public Hearings:**

- 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 October 26, 2021 meeting

**Motion to adjourn:**

**Jeff Baker, Chairman**

**THE NEXT TENTATIVELY SCHEDULED MEETING IS December 21, 2021**