



TOWN OF SCOTLAND PLANNING & ZONING COMMISSION

Regular Meeting – Hybrid
Monday, September 22, 2025 – 7:00 PM
Scotland Fire Department, 47 Brook Road, Scotland, CT

Remote Participation:

Please join the meeting from your computer, tablet or smartphone

<https://meet.goto.com/991619237>

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Access Code: 991-619-237 United States: +1 (408) 650-3123

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Agenda

1. **Call To Order**
2. **Roll Call / Seating of Alternates**
3. **Additions or Changes to the Agenda**
4. **Approval of Minutes**
 - A. August 25, 2025 - Regular Meeting
5. **Citizens' Participation**
6. **New Business**
 - A. Appointment of Zoning Enforcement Officer – Jonathan Blake, AICP, CZEO
7. **Public Hearings**
 - A. Special Permit Application #PZ2025-002 of Jonathan Owen (Owner/Applicant) for a Place of Worship at 51 Palmer Road (MBL 22-21-6) in the Scotland Village District.
 - B. Special Permit Application #PZ2025-003 of Alex Bienvenido (Owner/Applicant) for a Rural Business Use (Dog Kennel) at 5 Kemp Road (MBL 6-10-20) in the Residential Agricultural District.
8. **Unfinished Business**
 - A. Special Permit Application #PZ2025-002 of Jonathan Owen (Owner/Applicant) for a Place of Worship at 51 Palmer Road (MBL 22-21-6) in the Scotland Village District.
 - B. Special Permit Application #PZ2025-003 of Alex Bienvenido (Owner/Applicant) for a Rural Business Use (Dog Kennel) at 5 Kemp Road (MBL 6-10-20) in the Residential Agricultural District.
9. **Sub-Committee Reports**
10. **Regulation Revisions (Discussion)**
 - A. Agricultural Regulations
 - B. Setbacks for Interior Lots
11. **Correspondence to the Commission**
12. **Commission Open Discussion**
13. **Executive Session (if needed)**
14. **Adjournment**

TOWN OF SCOTLAND

PLANNING & ZONING COMMISSION



Meeting Minutes
Monday, August 25, 2025 – 7:00 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

1. Call to Order B. Syme called the meeting to order at 7:14pm

2. Roll Call/Seating of Alternates

Members Present: B. Syme, J. Troeger, I. Kisluk, J. Jakubowski, R. Manning

Alternates Present: D. George for M. Garrison, S. Gadbois for R. Brautigam

Others Present: Audience of Citizens

3. Additions/Changes to the Agenda- None

4. Approval of Minutes

Motion to approve the minutes of the July 28th meeting made by J. Jakubowski, 2nd by J. Troeger

Motion carries

Motion to keep the public hearing open made by J. Jakubowski, 2nd, R. Manning

Motion carries

5. Audience of Citizens -None

6. New Business

a. The application from A. Bienvenido at 5 Kemp Road has been received and a public hearing will be set for September 22, 2025. I. Kisluk will send information to the commission and place an ad in the paper.

7. Public Hearing

J. Jakubowski called the Public Hearing to order at 7:18 pm

I. Kisluk opened with a recap of the 7/28/25 Public Hearing and stated that it needs to be closed within 35 days (Sept 1) unless applicants' permission is received to continue, at that point the commission will need to render a decision within 65 days of closing (Oct 29).

She continued to read through the recap (see attached) for the audience. She also had some draft motions to submit to the commission for consideration.

J. Jakubowski: What structures on the property are being used for worship?

J. Owen: Presently in the house in a conjoined room that fits 30 people. We may also use the shed at times for smaller groups

J. Jakubowski: What are the future plans you have for the property? Will you be asking for another Special Permit in the future?

J. Owen: There are no plans to expand beyond what is in this application. The narrative section does mention a small monastic community but that is not what is being requested but in the distant future (more than 5 years)

J. Jakubowski: Would you be opposed to having an A2 Survey done so that we can delineate for parking area for both P&Z and Wetlands and the boundaries of the neighboring properties?

J. Owen: That would be ideal but at this moment we don't have the funds to do that. It's over \$10k to get it done.

J. Jakubowski: Have you worked with an engineer to design the parking lot area?

J. Owen: We had a private wedding held at the property and there were around 50 vehicles, and we used a grassy area that worked very well.

Open to the Audience to ask questions/voice concerns:

Via phone: Stacy and Paul Rozinsky (?) How far is he going to clear the land?

J. Owen: We have no intention to clear the land; we have 10 acres cleared and 20 forested.

J. Jakubowski: Is all the parking will be on right hand side of Rt 14?

J. Owen: Yes, that is correct. The area to the left of the barn was used prior

C. Lasch: When do you plan to return to run this business?

J. Owen: I'm in a 25-year program with 15 left. I have a member of our clergy running it now.

S. Gadbois: Will you be visiting at all?

J. Owen: Usually once per year for about a month. Melinda Wright lives on property as volunteer property manager. Other clergy members who will take residency there will assist as well.

J. Jakubowski: How many people are living there now?

J. Owen: There are 3 people; Melinda Wright (mother), a clergy member, and a tenant in the accessory dwelling unit which is part of the house and occasional guests

J. Jakubowski: How long would it take to come up with a parking plan?

J. Owen: Regarding overflow parking on the grass. I can do that within the next 24 hours. Handicapped parking is reserved near the entrance to the home.

R. Dzieken: What are the times for the classes?

B. Syme: 8am – 8pm

R. Dzieken: I am not comfortable with this until an A2 survey is completed.

An audience member asked if they were putting a fence there

B. Syme: This is no plan for a fence.

At this point they were speaking over one another, and audio was hard to make out, but R. Dzieken feels that Forest of Wisdom should put up a fence since they are the ones opening a business, J. Owen feels that if the neighboring property owners wanted fences, they should put them up themselves.

B. Syme: The board still has some special requests for this permit so we will close the public hearing and ask that J. Owen send a list of things he is willing to do.

I. Kisluk let the committee know that if they closed the Public Hearing tonight, they could not receive any more information or amendments.

B. Syme asked if J. Owen would allow the hearing to remain open, and he is in favor of that decision.

B. Syme requested an actual map of the area so that the board could see the actual area between the properties. Suggested speaking to Sharon George at town hall to help locate that.

S. Gadbois: Did you have a quote for an A2 survey that you can submit?

J. Owen: I believe it was closer to \$13k, I will find it and send it. Having that requirement would not be possible at this time.

B. Syme: We are trying to determine the financial burden of this.

G. Dzieken: asked why J. Owen can get out of doing an A2 survey for his property because he can't afford it but if he wanted to put an addition on his home that came close to a property line that could not be determined, he would have to have a survey done.

B. Syme: In 6 years we have not had anyone get an A2 survey.

S. Gadbois: This is something that the commission needs to discuss and figure out.

J. Jakubowski: I believe that this is a map with the subdivision on Brunswick Road that would show the property lines.

S. Gadbois: The purpose of a Public Hearing is to gather information and gives both the board and public the opportunity to give and request more information.

J. Jakubowski made a motion to continue the Public Hearing to September 22, 2nd S. Gadbois

Motion carries

8. Old Business

- a. **PZ2025-002** J. Owen (Owner/Applicant) Special Permit Application

9. Sub-Committee reports-

None

10. Regulation Revisions (Discussion)

a. J. Jakubowski will send a soft copy of the Zoning regulations to committee members and will set a meeting date of September 10, 2025

b. Setbacks for Interior lots - None

11. Audience of Citizens- None

12. Administrative Reports

a. Enforcement Report- I. Kisluk reported that the application for the dog kennel will be digitized and submitted. She will speak to the building official and at the meeting of September 22 we will have the Public Hearing for that. The other property on Kemp Road and Gager Hill Road will have notices going out tomorrow and thereafter, will follow the zoning regulations for citations within 30 days.

b. Education- None

12. Communication and Bills- None

13. Commission Open Discussion- None

14. Executive Session- The committee went into Executive Session at 8:02pm and returned at 8:30pm.

15. Adjournment

Motion to adjourn at 8:32 pm made by R. Manning, 2nd by B. Syme
Motion carries

Respectfully submitted by,
Sharon George

TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



STAFF REPORT REGULAR MEETING 8/25/2025

DATE: August 25 2025
TO: Planning & Zoning Commission Membership
FROM: Isabelle Kisluk, ZEO
RE: Staff Report

PZ2025-003 Alex Bienvenido (Owner/Applicant) Special Permit application for a Rural Business Use at 5 Kemp Road, MBL 6-10-20 in the RA District.

- The date of receipt for this application is today, 8/25/2025
- A Public Hearing must be held within the next 65 days (by 10/29/2025)
- **Recommend scheduling the public hearing for the PZC's next regularly scheduled meeting, September 22, 2025** →

PZ2025-002 Jonathan Owen (Owner/Applicant) Special Permit application for a Place of Worship at 51 Palmer Road, MBL 22-21-6 in the VC District.

- The public hearing for this application opened on 7/28/2025
- **The Commission must close the Public Hearing within 35 days of opening (9/1/2025) or request an extension from the applicant.**
- The Commission must render a decision within 65 days of closing the public hearing (10/29/2025 if closed tonight)

Considerations

- There is an existing Special Permit, 21-3-SUP, which was granted for parking and storage of contractor's equipment with the following conditions:
 1. There shall be no equipment/vehicle maintenance outside of vehicles registered to the property owner(s), and equipment owned by the property owner(s).
 2. The total number of vehicles other than those registered to the property owner(s) to be stored on site will be three (3) trailers up to 50' in length and eight (8) other vehicles.
 3. No bulk fuel or hazardous chemicals will be stored on site.
 4. All other chemicals will be stored out of the weather, on an impervious surface, and in double walled containment with the capacity to hold the content of the original container if punctured, as conditioned by John Valente, Scotland Wetland Enforcement Officer.
 5. Material storage will not exceed 10' in height and will be screened as indicated on the site plan in the 30' x 100' fenced area.
 6. All vehicles stored for greater than six (6) months will be taxed by the town of Scotland.
 7. Any ingress and egress other than by the property owners or invitees of the property owner shall take place between 7 am and 8 pm.

- The “tiny home” application has been revised. The structure will be a shed for recreational use only, not for residential use. No additional living facilities may be permitted on the property at this time, unless the Commission receives a Special Permit application for a Multi-Family dwelling. The structure is to be inspected by the Building Official.
- Site plan requirement: No site modifications are currently proposed beyond a designated parking area for events, and no updated site plan has been provided for this application. The Commission has the right to require an A2 survey of a property for a Special Permit should they feel one is needed. It is up to the Commission to determine if a survey is required at this stage, or if one would be required in the future should the applicant apply for modifications to expand their use.
- Owner occupancy requirement: Our current regulations do not speak to an owner-occupancy requirement for Special Permit uses.
- Parking lot clarification: Regulations state that “adequate off-street parking” shall be supplied for proposed uses. Currently, we only have clear parking standards for residential uses, home occupation, and rural business uses. For each, parking requirements are tied to the amount of gross floor area proposed for a use.
- Large events: The Commission may consider limiting the number of large events per year and may include requirements for facilities as-needed. For context, Hillyland Farm Winery was approved with a condition of limited outdoor events, and a condition to comply with all public health codes.
- Boarders: We currently do not have any allowances or limitations for boarders within a Single-Family Dwelling, but we do have the following definitions which may be relevant:
 1. *Bed and Breakfast Establishments- means a dwelling, part of which is occupied by the owner of the building as a permanent residence, in which no more than four (4) rooms and breakfast meals only are provided on a daily basis to transients for compensation.*
 2. *Family- means (a) Any number of individuals related by blood, marriage, civil union, or adoption, living together as a single housekeeping unit; or (b) A group of not more than three (3) persons, not so related by blood, marriage, or adoption, living together as a single housekeeping unit.*
- Clarifying the mixed use: Special Permits run with the land unless they are otherwise conditioned for a renewal.
- Conditions: The Commission may condition the Special Permit to limit the impact on adjacent parcels. Based on the questions from the opening of the public hearing, the following conditions may be relevant:
 1. Requirement of renewal after a specified time period
 2. Limitation on the number of outdoor events and hours of operation
 3. A requirement that all parking for events must be accommodated on-site
 4. Buffering or property marking requirements to limit wandering of guests

To close the public hearing of PZ2025-002 the Special Permit application of Jonathan Owen (Owner/Applicant) for a Place of Worship at 51 Palmer Road, MBL 22-21-6 in the VC District.

OR

*To continue the public hearing of PZ2025-002 the Special Permit application of Jonathan Owen (Owner/Applicant) for a Place of Worship at 51 Palmer Road, MBL 22-21-6 in the VC District until the next regularly scheduled meeting of September 22, 2025.

*Applicant's permission is required to continue the public hearing further.

To approve PZ2025-002 the Special Permit application of Jonathan Owen (Owner/Applicant) for a Place of Worship at 51 Palmer Road, MBL 22-21-6 in the VC District with the following conditions:

1. A maximum of (x) outdoor events may be allowed annually. The applicant shall provide notification to the Zoning Enforcement Officer at least fourteen (14) days prior to the event. All event parking must be accommodated on-site, no street parking is permitted.
2. The Place of Worship as proposed shall comply with all requirements of Eastern Highland Health District and the State of Connecticut Department of Health. Outdoor events must receive all necessary permits, including approval from the Scotland Building Official for event tents and approval from Eastern Highlands Health for temporary restroom facilities as required.
3. Hours of operation will be from 8AM-8PM
4. This Special Permit shall require review and renewal every X years.
5. The property line shall be marked every 100' to prevent guests from wandering onto adjacent private property.
6. Any substantial change to the use as described will require an application to modify this Special Permit, and a new Public Hearing will be required for such modifications.

Return to:

Michael Turgeon
51 Palmer Road
Scotland, CT 06264

SPECIAL WARRANTY DEED

INSTR # 2017000181
VOL 75 Pgs 218 - 220 (3 pgs)
RECORDED IN SCOTLAND LAND RECORDS
RECD 06/08/2017 01:51:38 PM
LISA A. CLARK, TOWN CLERK
NO CONVEYANCE TAX

KNOW YE, THAT, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION organized and existing under the laws of the United States of America acting herein by BENDETT & MCHUGH, PC, its duly appointed attorney in fact, hereinafter referred to as Grantor, for the consideration of TWO HUNDRED SIXTY THOUSAND ONE AND 00/100 (\$260,001.00) DOLLARS received to its full satisfaction of Michael Y. Turgeon hereinafter referred to as Grantee, does hereby grant, bargain, sell and confirm unto the said Grantee, all such right, title interest, claim and demand which the said Grantor now has in and to all that certain real property known as 51 Palmer Road, in the Town of Scotland, County of Windham and State of Connecticut as further described on Schedule A attached hereto

THE ABOVE PREMISES ARE ALSO CONVEYED SUBJECT TO:

1. Any and all provisions of any municipal ordinance or regulation, any federal, state, or local law, including but not limited to, the provisions of any zoning, building, planning, or inland wetland rules and regulations governing the subject property.
2. Taxes to the Town of Scotland on the Grand List of October 1, 2016, which become due and payable after the date of the delivery of this deed, which the Grantee herein agrees to assume and pay as part of the consideration herein.
3. Easements, restrictions, and rights of way, as of record appear in the Scotland Land Records.

To have and to hold, the above granted and bargained premises with the appurtenances thereof unto the said grantees, and the survivor of them, their heirs and assigns to their proper use and behoof. And also, the said Grantor does hereby covenant with the said grantees, and to the survivor of them, their heirs and assigns, that it, acting by its duly authorized officer as aforesaid, has the full power and authority, to grant and convey the above described premises in manner aforesaid, and for itself and its successors and assigns does further covenant to warrant and defend the same to the said grantees, or the survivor of them, their heirs and assigns, against the claims and demands whomsoever claiming by, from or under it, for the period of the Grantor's ownership, except as is above written.

17100011

Signed this 2nd day of May, 2017.

WITNESSED BY:

Fannie Mae a/k/a Federal National Mortgage Association acting herein by Bendett & McHugh, P.C., Its Attorney in fact

By: Renee E. Bishop
Renee E. Bishop, Attorney

STATE OF CONNECTICUT

ss: Farmington

COUNTY OF HARTFORD

On this the 2nd day of May 2017, before me personally appeared Renee E. Bishop, for Bendett & McHugh, PC, Attorney In Fact for Fannie Mae a/k/a Federal National Mortgage Association, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes contained therein.

~~Commissioner of the Superior Court~~
Notary Public

JESSICA MONTALVO
NOTARY PUBLIC
State of Connecticut
My Commission Expires
September 30, 2017

17100011

Schedule A

A certain tract or parcel of land together with the buildings thereon standing, situated in the Town of Scotland, County of Windham and State of Connecticut, and bounded and described as follows:

Beginning on the south side of the highway leading from Scotland to Canterbury at the northeast corner of land of Martha Moffitt, thence easterly by said highway to the Brunswick Road, thence southerly by said Brunswick Road to land of Thomas C. Phelps, thence westerly by said Phelps land to land of the Estate of Clarence H. Perry, thence northerly by said Perry land to land of James H. Johnson, thence easterly by said Johnson land and thence northerly by said Johnson land to land of Martha Moffitt, thence easterly by said Moffitt land and thence northerly by said Moffitt land to the place of beginning, containing 32 acres more or less.

Subject to a certain easement described in an Assessment and Notice of Condemnation dated August 2, 1999 and recorded in Volume 45, Page 818, which easement is more particularly described as follows:

A full and perpetual drainage right of way easement within an area of 1,442 square feet, more or less, located between and opposite Station 1+566.3 and approximate Station 1+590 right, Base Line, Present Windham-Canterbury Road, Conn. Route 14/97, as shown on a map entitled: "TOWN OF SCOTLAND MAP SHOWING EASEMENT ACQUIRED FROM WILLIS S. SHAFER ET AL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF CONN. ROUTE 14/97 July 1998 JAMES F. BYRNES, JR., P.E. - TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS". Last Revised 2-22-99, Sheet 1 of 1 (123-64-3).

TOWN OF SCOTLAND

Planning & Zoning Commission

9 Devotion Road, Scotland, CT 06264

Telephone: (860) 423-9634, Fax: (860) 423-3666

SPECIAL USE PERMIT APPLICATION FORM

Page 1 of 3

For Office Use Only: Application Number: _____. Submittal Date: _____.
PZC Receipt Date: _____ (The date of receipt is the next regularly scheduled meeting or 35 days,
whichever is sooner). Public Hearing Date: _____.

Applicant: Jonathan Owen
Mailing Address: P.O. Box 8 Scotland, CT 06264
Telephone Number: 959-222-9801
Mobile Telephone: 959-222-9801

Owner: Jonathan Owen
Mailing Address: P.O. Box 8 Scotland, CT 06264
Telephone Number: 959-222-9801
Mobile Telephone: 959-222-9801

Project Leader: Jonathan Owen
Mailing Address: P.O. Box 8 Scotland, CT 06264
Telephone Number: 959-222-9801
Mobile Telephone: 959-222-9801

PROPERTY LOCATION: 51 Palmer Road

Parcel Information:

M/B/L#: 22/21/16 Zoning District: Village & Agricultural Residential
Lot Size: 32 Acres Street Frontage: Palmer and Hanover

Town or State Road: Route 14 (Palmer Road)

Nearest Intersection: Hanover Road

Is any portion of the property within 500 feet of the Town Boundary? No

Are there any easements or deed restrictions that affect the proposed project? No

If yes, please describe: _____

Flood Zone: No

Wetlands/Watercourses: Yes

Special Use Permit Application Form
Page 2 of 3

Project Description: To use the property to host a place of worship (the registered non-profit corporation Forest of Wisdom, Inc.)

Previous Petitions: Please list all previous petitions that have been made with respect to the above-listed property(ies):

Petition for Storage of Contractor Equipment

Petition for Accessory Dwelling Unit


The undersigned owner, or agent, hereby consents to necessary and proper inspections of the subject property(ies) by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended or revoked, by the Commission or its agents.

Jonathan Owen

Applicant's Printed Name

Date: June 22, 2025




Applicant's Signature

Date: June 22, 2025

Jonathan Owen

Owner's Printed Name

Date: June 22, 2025




Owner's Signature

Date: June 22, 2025

Jonathan Owen

Project Leader's Printed Name

Date: June 22, 2025



Project Leader's Signature

Date: June 22, 2025

51 Palmer Road, Scotland, CT 06264

Special Permit Application

For Consideration of the Scotland Zoning Commission

Contents:

- 1. Narrative**
- 2. Site Plan**
 - a. Boundary Survey**
 - b. Location Map**
 - c. General Information**
 - d. Site Features, Existing**
 - e. Site Features, Proposed**
- 3. Sanitary Waste Disposal Plan**
- 4. Report of Soil Test and Percolation Data**
- 5. Soils with Severe Limitations**
- 6. Soil Erosion and Sediment Control for Land Development**
- 7. Protection of Surface and Ground Water Supply**
- 8. Water Supply Certificate for Community Wells**
- 9. Inland Wetlands and Watercourses**
- 10. Covenants and Restrictions**

2. Narrative

The property owner is seeking a Special Zoning Permit to operate a place of worship on the property in question, as permitted in the Village District of Scotland under **Article 4B, Section 3 Permitted by Special Permit; item 4.**

The proposed place of worship, Forest of Wisdom, Inc. provides opportunities for learning and spiritual practice to help educate and inspire people of all cultures and backgrounds to create lasting happiness within themselves and in the world.

The spiritual tradition of Forest of Wisdom, Inc. traces its lineage to the Indian mind-training practices taught by the 5th BCE luminary Gautama Buddha, further developed in the ancient Nalanda University, and preserved over the centuries by the Tibetan and Himalayan peoples. Many of these practices are of a secular nature and thus can serve to improve the lives of people within a broad subset of the local community.

Forest of Wisdom, Inc. is a small-scale church with one residential clergy member and roughly 50 community members from the local area who attend classes and events. Forest of Wisdom, Inc. is designated as a religious non-profit by the IRS under U.S. tax code 501(c)(3). Their EIN is 93-3451118. They are entirely funded by donations and have no other income.

The types of activities that they intend to undertake at the property include:

- Up to three meetings per week for classes and/or guided meditation and prayer sessions with no more than 30 people in attendance.
- Occasional larger events to celebrate holy days or cultural celebrations, with up to 100 people in attendance for outdoor events. These events will not create noticeable noise or disturbance to the townspeople or abutting residents. We expect roughly three to five such events per year.
- Occasional visits by individual members of the community for private spiritual counselling.

The owner intends to lease a portion of the property to host one permanent residential clergy member, and up to four guests who will stay for shorter periods to volunteer or participate in intensive study and meditation programs. Such a lease is currently active, and the clergy member is already in residence. The property is being leased and is held in ownership by a private party and the non-leased portion of the property (which is the majority) maintains its private use. Therefore, the property does not qualify for property tax exemption and continues to be liable for full property taxes.

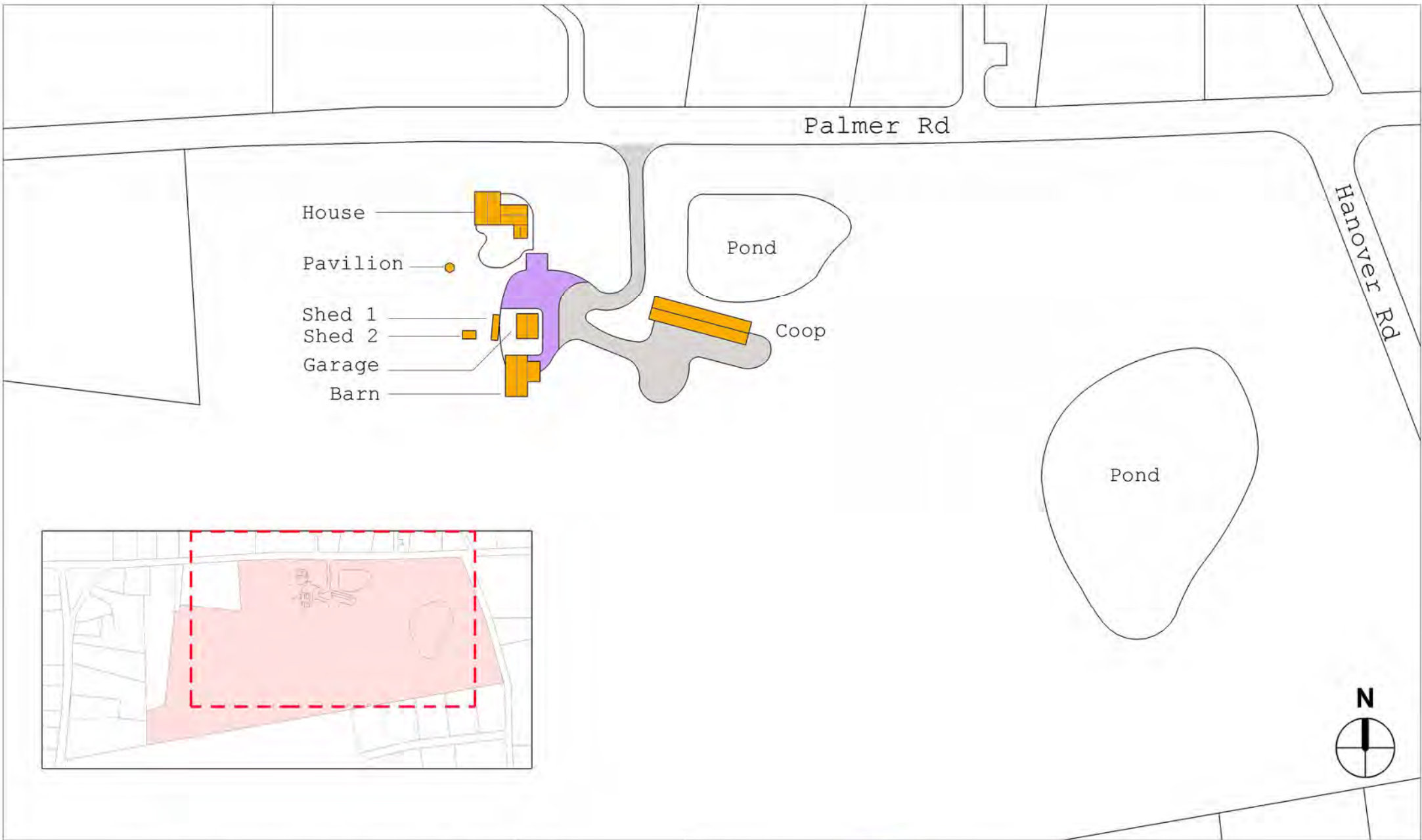
In the following pages of the Site Plan, we will show that the special use being requested will require no major changes to the property or new construction. Furthermore, we will show that there is sufficient space for parking on the premises. The only proposed changes to the property are the installation of signage for the religious institution and an expansion of the already existing crushed stone parking area.

We fully expect that all participants attending regular and special events will follow protocols for the safety and consideration of the local community and town.

Permitting Forest of Wisdom, Inc. to operate at the property will benefit the Town of Scotland by providing a unique set of learning and spiritual practice opportunities for the townspeople and those in neighboring communities.




There currently does not exist a center of learning that hosts a residential qualified clergy member of the Buddhist tradition – who provides regular lessons to the local community in the medium of English – anywhere in Windham County. The closest location with such a qualified clergy member in permanent residence is in the Boston area. The uniqueness of such a qualified teacher of the rich Buddhist philosophical and spiritual tradition is sure to generate wider interest and appeal in the Town of Scotland than it currently enjoys and will contribute to the already existing rich tapestry of religious institutions located in town.

Once Forest of Wisdom, Inc. has been established in the community as a reliable center of learning, their long-term aspiration is to develop infrastructure to house a small-scale residential community of lifelong devoted spiritual practitioners. You can find more information about Forest of Wisdom, Inc. at www.forestofwisdom.love.



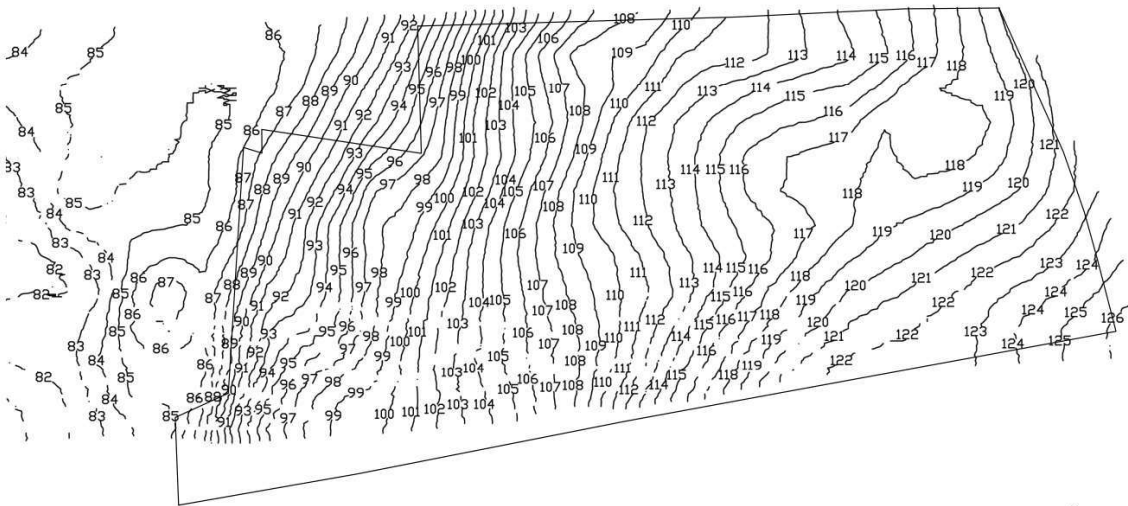
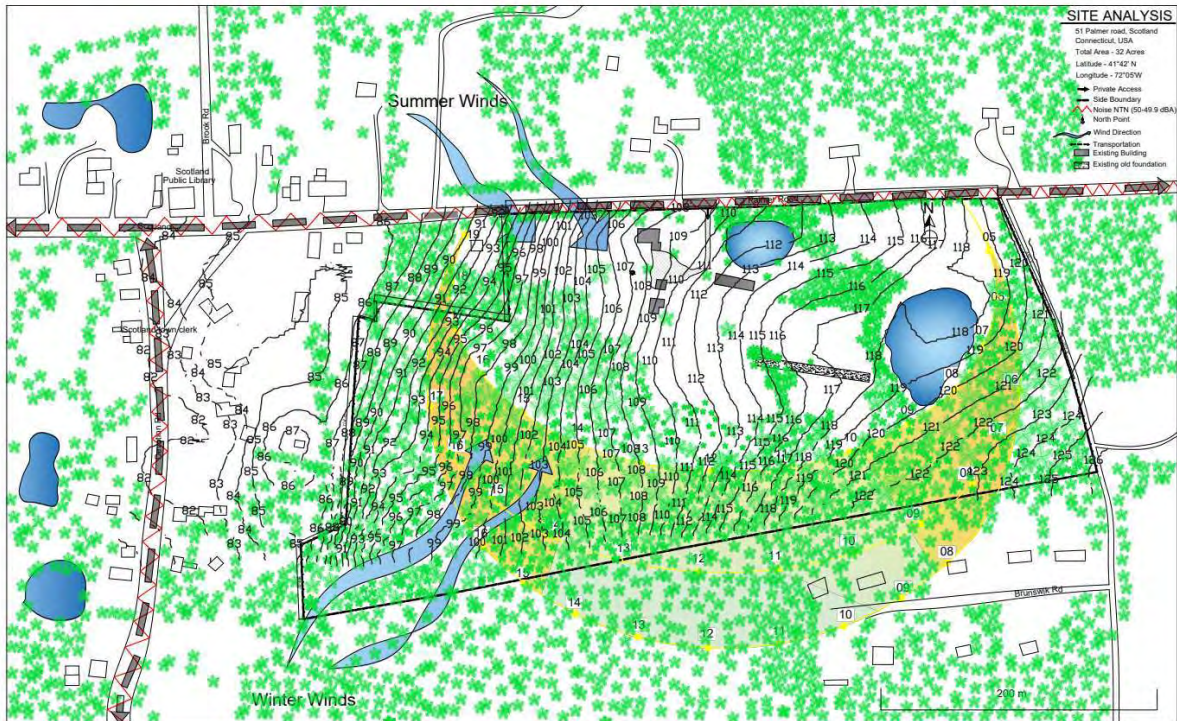
Title: Special Zoning Permit Site Plan
- Religious Institution

Date:
May 2025

Legend :  Building
 Driveway  Parking

Site: 51 Palmer Road Scotland CT

0 50 100 200 400 600 feet

CONTOUR

CONTOUR INTERVAL = 1 MTR.
MAXIMUM HEIGHT = 126 MTR.
MINIMUM HEIGHT = 85 MTR.

200 m

2. Site Plan – 51 Palmer Road

a. Boundary Suvey - In accordance with Article 5B, Section 1.C. of the Zoning Regulations, the applicant hereby requests a waiver for the requirement of boundary survey, as there is no proposed building or proposed use which will impact the surrounding properties (separate sheet also attached).

b. Location Map – A waiver is requested for the specific requirement for the location map to be drawn at a scale of 1” to 100’; the included site plan approximates this requirement.

c. General Information

i. Name and address of applicant/property owner - Jonathan Owen, P.O. Box 8, 51 Palmer Road, Scotland, CT 06264

ii. Properties across the street from the subject property - 50 Palmer Road, owned by Lynne Knight; 20-22 Palmer Road, owned by Tim and Kaitlyn Shafer; 72 Palmer Road, owned by Douglas and Rosita Vining

Properties adjoining the subject property - on the Western boundary, 31 Palmer Road owned by Michael and Victoria Jacques; 13 Palmer Road owned by Anne Blodgett; 36 Devotion Road owned by Margaret and James Perry; on the Southern boundary, 60 Devotion Road owned by Anna Mae and Andrew D’elia; 28 Brunswick Road owned by Loretta and David Santos; 24 Brunswick Road owned by Lorna and Carl Shelto; 18 Brunswick Road owned by Gloria, Berta, and Christopher Brine; 10 Brunswick Road owned by Stacey and Paul Wisniewski; 4 Brunswick Road owned by Celine and Martin Huff

iii. Not applicable

iv. **CT-123-22-21-16**

v. Site plan is dated

vi. Not applicable

d. **Site Features, Existing –**

- i. Agriculture, storage, parking
- ii. Ponds as marked
- iii. Not applicable
- iv. Not applicable
- v. As indicated on the Site Plan
- vi. Well location is indicated on Site Plan
- vii. Slope is unknown
- viii. Soil classification is unknown
- ix. Contours of land depicted on the attached Contour Map
- x. As indicated on the Site Plan

e. **Site Features, Proposed –**

- xi. Proposed use of a religious institution in the House will not require changes to any structures or buildings. An expanded crushed stone parking area is proposed. A sign for the religious institution is proposed.
- xii. A sign is proposed with the following characteristics – A wooden rectangular sign of 48” x 22” with the name “Forest of Wisdom” and a simple logo, fixed to two 8 ft tall wooden posts placed at the foot of the driveway and visible from the road.
- xiii. No wells, etc are being proposed
- xiv. The parking area indicated on the Site Plan will be lightly excavated. A base layer of gravel will be laid and then a 2” layer of 3/4” crushed stone will be laid and compacted.
- xv. The building and paved area coverage are less than 2% of the site
- xvi. Not applicable
- xvii. Indicated on Site Plan
- xviii. Not applicable

- xix. Not applicable
- xx. Not applicable
- xxi. During outdoor events, a speaker system will be used to amplify human speech. No noise greater than is typical for residential or agricultural Permitted Uses is expected.
- xxii. No new buildings are proposed.

f. **Parking and Drainage**

- xxiii. How the Special Permitted use requested here conforms with all zoning regulations will be explained as per **Article 4A Section 4 General Development Standards – 8.**

Parking,

1. **General, Number, and Sizes of Spaces** – For Rural Business, the minimum requirement of 3 spaces per 1,000 ft gross floor area is met: the gross floor area is 2956 sq. ft., requiring an area for 9 spaces or 1,088 sq. ft. The total designated parking area is 2500 sq. ft., providing enough parking for 19 spaces of 8.5' x 16'.
2. **Handicapped spaces** – 1 handicapped space will be provided next to the House
3. **Bike racks** – This use does not require ten or more parking spaces, and as such bike racks will not be required.
4. **Entrance for driveways onto the street** – The existing paved driveway will be the only driveway used for the proposed Special Permit Use. The placement of this driveway is in an area with extremely low foot traffic and provides good visibility of vehicular traffic for vehicles entering and exiting the accessway. No trucks will be required to use any part of a public street right-of-way for maneuvering, loading, or unloading. Vehicles will be able to readily and quickly enter and exit the accessway from the road.
5. **Shared Parking** – not applicable

6. General –

- a. Parking area is naturally screened from all adjacent residential properties – to the south, by planting screen (forest), to the west, by the natural grade of the land which renders the area not visible from the adjacent property. The parking area will be visible to passing cars from Palmer road. It will be visible to the opposing property to the north from the edge of their lawn.
- b. Driveway gravel and asphalt millings are the parking surfaces used.
- c. The location of parking areas planned here is the most practical in relation to all surrounding buildings.

This area will be lit by low-wattage security lights and dark sky compliant. A small number of vehicles may enter and exit the property until no later than 8:00 pm on days when evening classes are held, and no earlier than 8:00 am.

3. Sanitary Waste Disposal Plan – This site is not to be served or capable of being served by an operational public sanitary sewer line. The current septic system with the capacity of a 6-bedroom home will handle regular events. Portable toilet units will be rented for events where more than 50 people are expected to attend.

4. Report of Soil Test and Percolation Data – These tests are not applicable to the present application, as no new building or significant alterations to the land are being proposed, and all proposed uses of the site are in conformity with existing uses.

5. Soils with Severe Limitations – This section is not applicable as there are no soils in the immediate area of the site designated for sanitary waste disposal.

6. Soil Erosion and Sediment Control for Land Development – This section is not applicable as there will be no new construction nor disturbance of one-half acre or more of land.

7. Protection of Surface and Ground Water Supply -

vii. **Nature of use** – Hosting classes and religious events. No disposal of waste will be required for this use.

viii. **Nature of discharges anticipated** – No discharges are anticipated.

ix. **Nature of materials present on site** – None.

x. **Nature of ground and surface waters** – Class A surface water (pond) and Class GA groundwater.

xi. **Measures to be taken to control adverse impacts on drinking water** – None needed for the proposed use.

xii. **Other information** – As there will be no development or significant alterations to the land, there is no other information to provide at this time.

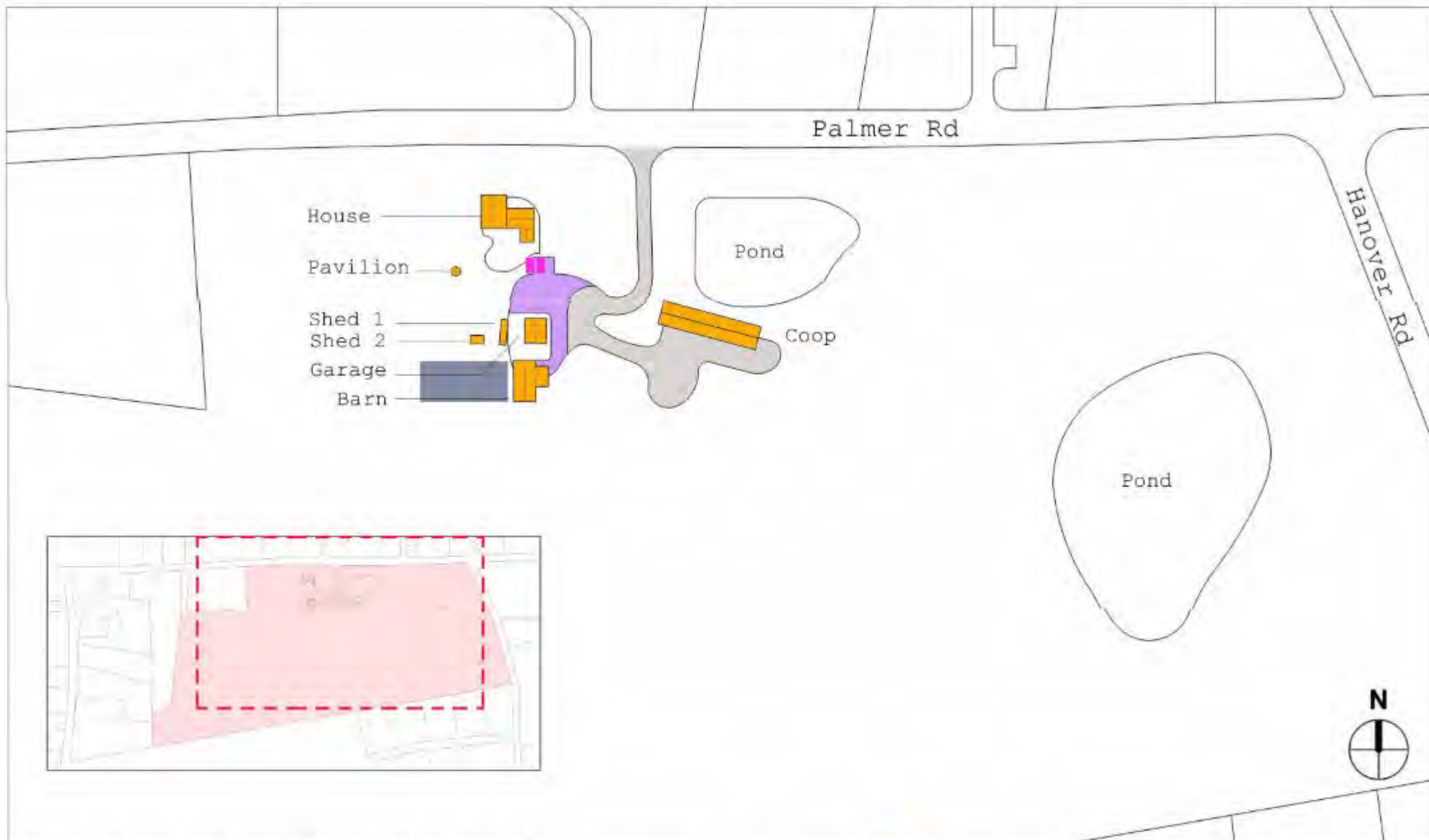
xiii. **Subsections (d), (e), (f) not needed** – No materials or processes which have the potential to adversely impact groundwater will be

present, but the above sections have been included with brief descriptions for the Commission's reference.

- xiv. **Water Supply; Certificate for Community Wells** – Not applicable as there are no proposed water supply systems here.
- xv. **Inland Wetlands and Watercourses** – No part of the proposed use will impact inland wetlands or watercourses.
- xvi. **Covenants and Restrictions** – No proposed covenants, easements, deed restrictions, and community organizations have any bearing or relation to the fulfillment of the intent and requirements of these Regulations as they pertain to the present Special Permit application.

Waiver Request for 2.a Boundary Survey

Boundary Suvey - In accordance with Article 5B, Section 1.C. of the Zoning Regulations, the applicant hereby requests a waiver for the requirement of boundary survey, as there is no proposed building or proposed use which will impact the surrounding properties.



Title: Special Zoning Permit Site Plan
- Place of Worship

Date:
May 2025
(Updated September 2025)

Legend :

 Building	 Overflow Parking (40' x 100')
 Driveway	 Parking
	 Handicapped Space

Site: 51 Palmer Road Scotland CT

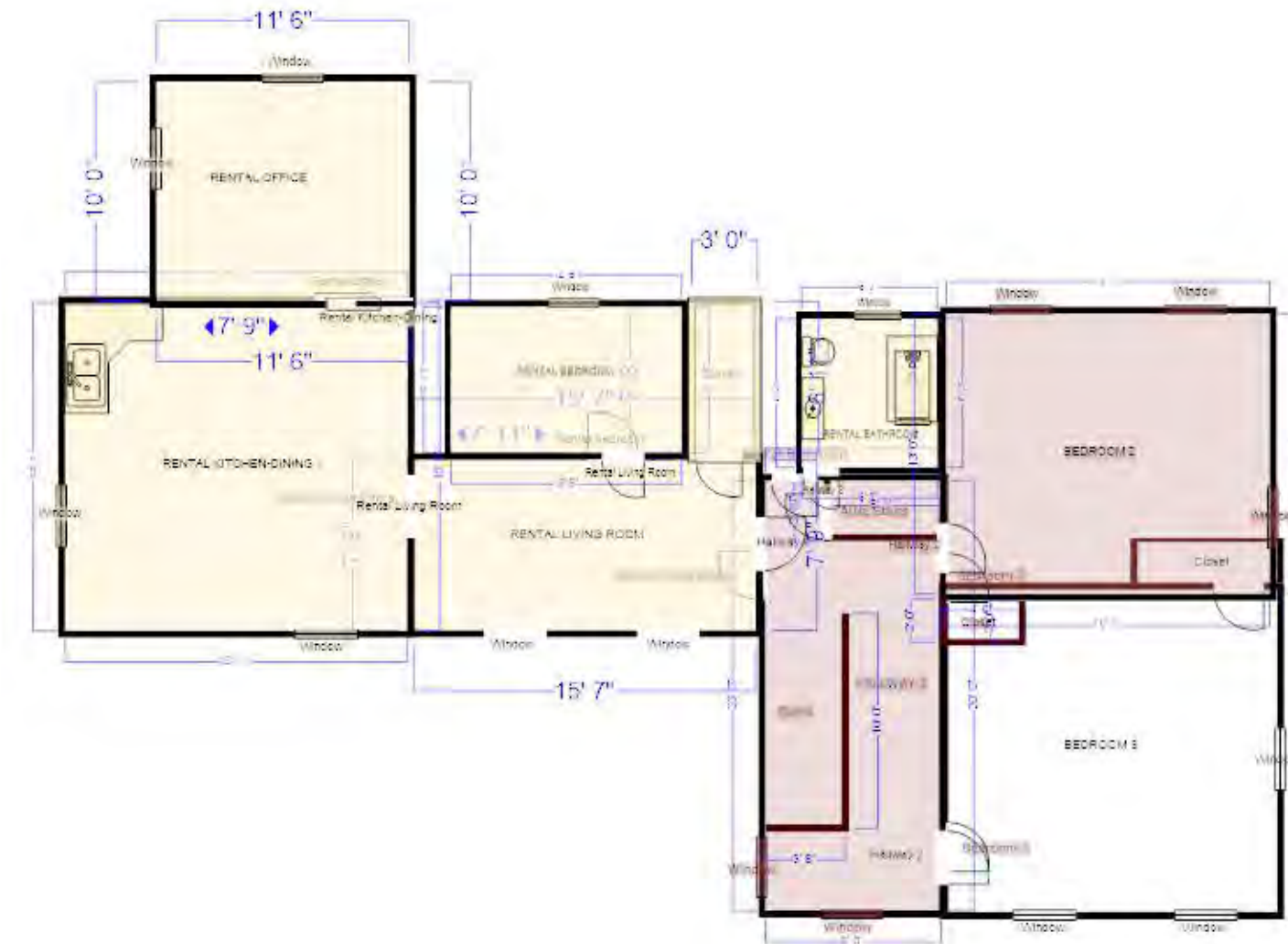
0 50 100 200 400 600 feet



51 Palmer Road, Scotland, CT Whole House Floor Plan with Accessory Dwelling Unit



Floor 1



Floor 2

Key:

- Rental Unit
- Common Area
- Owner's Private Area

Whole house livable area = 2968 square feet
Accessory dwelling unit livable area = 636 square feet

Paid \$560.00 cash.
9/4/2025

TOWN OF SCOTLAND

Planning & Zoning Commission

9 Devotion Road, Scotland, CT 06264

Telephone: (860) 423-9634, Fax: (860) 423-3666

SPECIAL USE PERMIT APPLICATION FORM

Page 1 of 3

For Office Use Only: Application Number: PZ2025-003 Submittal Date: _____
PZC Receipt Date: 8/25/2025 (The date of receipt is the next regularly scheduled meeting or 35 days,
whichever is sooner). Public Hearing Date: 9/22/25.

Applicant: Bienvenido Alex Peraltam, & Jessica Chaverra
Mailing Address: 5 Kemp road, Scotland, CT 06247
Telephone Number: 401-854-6096
Mobile Telephone: 401-854-6096

Owner: Bienvenido Alex Peraltam, Jessica Chaverra
Mailing Address: 5 Kemp road, Scotland, CT 06247
Telephone Number: 401-854-6096
Mobile Telephone: _____

Project Leader: Bienvenido Alex Peraltam, Jessica Chaverra
Mailing Address: 5 Kemp road, Scotland, CT 06247
Telephone Number: 401-854-6096
Mobile Telephone: _____

PROPERTY LOCATION:

Parcel Information:

M/B/L#: 6-10-20
Lot Size: 3.6 Acres

Zoning District: RA
Street Frontage: 690 - Kemp
857 - B. Tpk

Town or State Road: _____

Nearest Intersection: _____

Is any portion of the property within 500 feet of the Town Boundary? no

Are there any easements or deed restrictions that affect the proposed project? no
If yes, please describe: _____

Flood Zone: no

Wetlands/Watercourses: no

Sent to B. Syme 8/17/2025.

Project Description: calvin's Doggy Hotel is a daycare business for dogs,

Dogs for Vets. is a project to rescue dogs from shelters, rehabilitate and place them with veterans.

Previous Petitions: Please list all previous petitions that have been made with respect to the above-listed property(ies): None

The undersigned owner, or agent, hereby consents to necessary and proper inspections of the subject property(ies) by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended or revoked, by the Commission or its agents.

Bienvenido A. Peralta

Applicant's Printed Name

Date: 03/24/25

Bienvenido A. Peralta

Owner's Printed Name

Date: 03/24/25

Bienvenido A. Peralta

Project Leader's Printed Name

Date: 03/24/25

Bienvenido A. Peralta

Applicant's Signature

Date: 03/24/25

Bienvenido A. Peralta

Owner's Signature

Date: 03/24/25

Bienvenido A. Peralta

Project Leader's Signature

Date: 03/24/25

SPECIAL USE PERMIT APPLICATION CHECKLIST:

- ☒ Site Plan conforming to the requirements of ZR 8.2 (Site Plan Requirements). *
- ☒ Written Narrative addressing the requirements of ZR 8.1.B.1-8 & ZR 8.1.C.1-10 (Special Permit Standards).
- ☒ A list of all land owners of parcels a distance of 500 feet from all outside boundaries of the subject site.
- ☐ Proof of notification of the hearing of landowners w/in 500 feet, by certified mail w/return receipt and at least fifteen days prior to the public hearing, shall be provided to the Commission or its agent prior to the start of the hearing.
- ☐ Bond Estimate(s) if applicable.

* Any waivers of ZR Section 8.2 shall be submitted in writing on a separate sheet for review by the Commission or its agent(s).

Bienvenido PeraltaM
Jessica Chaverra
5 Kemp Road, Scotland, CT 06247

Regarding Zoning Requirements and Regulations.

Good evening, members of the Planning & Zoning Commission. I'm here to discuss our proposed 'Dogs for Vets' project and address its alignment with Scotland's zoning regulations. Upon review, we've found no specific restrictions in the Town of Scotland's zoning code pertaining to commercial dog kennels. Additionally, our property has no wetland restrictions or abutter constraints that would impact this project. The proposed facility is a 30x25 metal structure, built on a concrete slab, and designed with spray foam insulation and specialty echo-canceling panels to ensure it is fully soundproof, minimizing any potential disturbance. All licensing and materials are sourced from EB Carports & Metal Structures Inc., based in Hartford, Connecticut. We believe this structure supports our mission to rescue, rehabilitate, and pair dogs with veterans while adhering to local standards. Thank you for your consideration.

Abutters Report

CHARRON JOSHUA K
763 BROOKLYN TPKE
HAMPTON CT 06247

SCHENK RICHARD
46 OLD KINGS HGWY
HAMPTON CT 06247

ZIMA COLTON A + RACHEL A
412 BASS RD
WINDHAM CT 06280

CHILLY KYLE
771 BROOKLYN TPKE
HAMPTON CT 06247

INSALACO JOHN & ANN
65 KEMP RD
HAMPTON CT 06247

MARTINEZ PERALTA BIENVENIDO CHAVERR
66 SWIFT ST
PROVIDENCE RI 029021

SCHENK RICHARD
46 OLD KINGS HWY
HAMPTON CT 06247

JMA REALTY
821 BROOKLYN TPKE
HAMPTON CT 06247

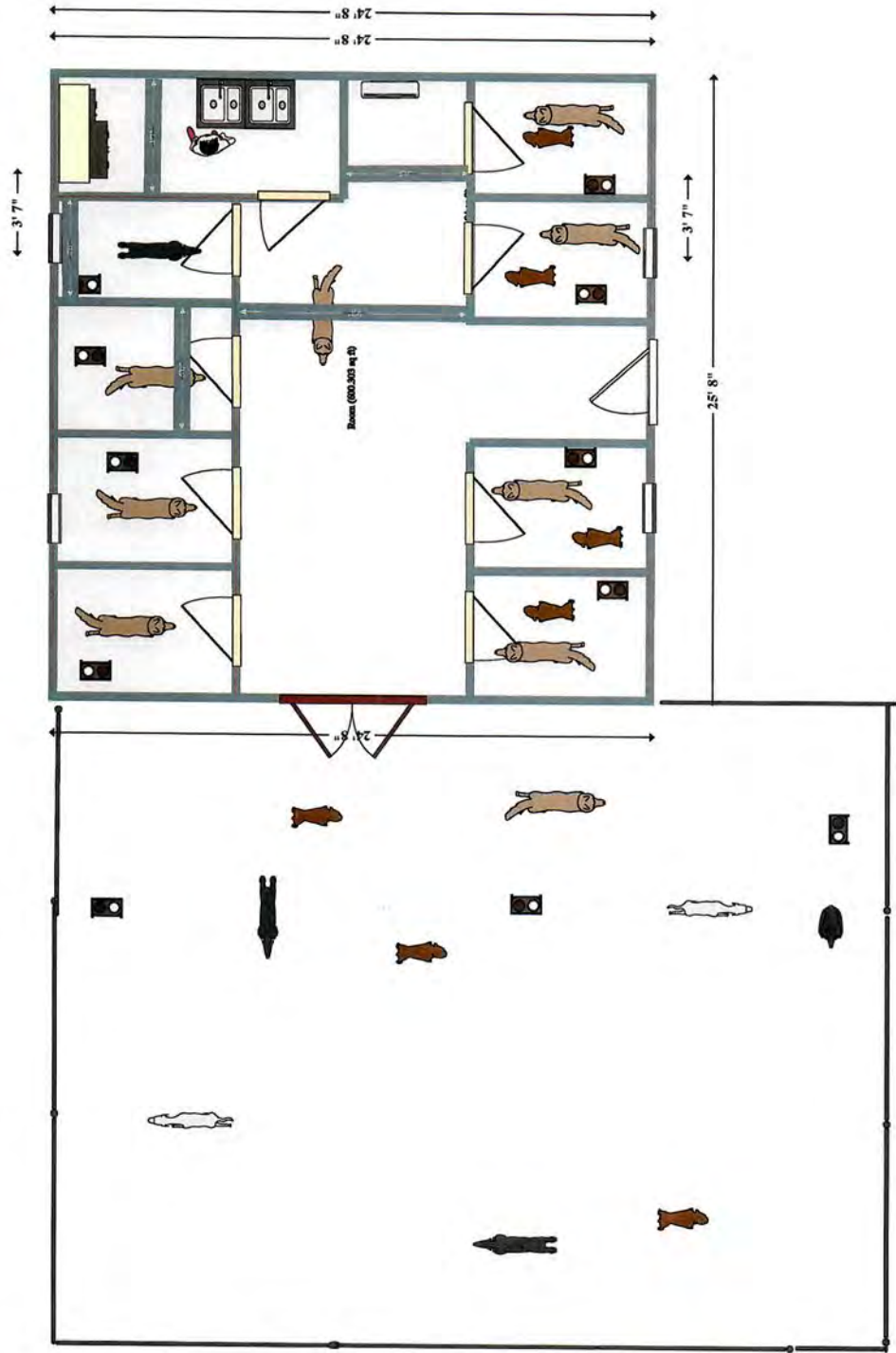
ANDERSON JEFFREY A
455 PUDDING HILL RD
HAMPTON CT 06247

BOUDREAU L JEANNE TRUSTEE OF THE
467 PUDDING HILL RD
HAMPTON CT 06247

GRAHAM JON B & DELUDE JOANNE M
443 PUDDING HILL RD
HAMPTON CT 06247

WILSON JUDY M & SCHENK RICHARD M
46 OLD KINGS HIGHWAY
HAMPTON CT 06247

BURRELL GLORIA J ET AL
545 PUDDING HILL RD
HAMPTON CT 06247





DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 08-19-2025

Form: SS-4

Number of this notice: CP 575 E

Dogs For Veterans Foundation
Calvins Doggy Hotel
5 kemp road
scotland, CT 06247

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 39-3838298. This EIN will identify your entity, accounts, tax returns, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for business and tax purposes. Some taxpayers receive CP575 notices when another person has stolen their identity and are operating using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

When you submitted your application for an EIN, you checked the box indicating you are a non-profit organization. Assigning an EIN does not grant tax-exempt status to non-profit organizations. Publication 557, Tax-Exempt Status for Your organization, has details on the application process, as well as information on returns you may need to file. To apply for recognition of tax-exempt status, organizations must complete an application on one of the following forms: Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1024, Application for Recognition Under Section 501(a); or Form 1024-A, Application for Recognition of Exemption Under Section 501(c)(4) of the Internal Revenue Code.

If you become tax-exempt, you will lose tax-exempt status if you fail to file a required return or notice for three consecutive years, unless a filing exception applies to you (search www.irs.gov for Annual Exempt Organization Return: Who Must File). We start calculating this three-year period from the tax year we assigned the EIN to you. If that first tax year isn't a full twelve months, you're still responsible for submitting a return for that year. If you didn't legally form in the same tax year in which you obtained your EIN, contact us at the phone number or address listed at the top of this letter. For the most current information on your filing requirements and other important information, visit www.irs.gov/charities.

IMPORTANT REMINDERS:

- Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- Refer to this EIN on your tax-related correspondence and documents.
- Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is DOGS. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

CP 575 E (Rev. 7-2007)

CP 575 E
9999999999

DATE OF THIS NOTICE: 08-19-2025
EMPLOYER IDENTIFICATION NUMBER: 39-3838298
FORM: SS-4 NOBOD

Dogs For Veterans Foundation
Calvins Doggy Hotel
5 kemp road
scotland, CT 06247



neccog

5 Kemp Road



Legend

Eastford Address Points

- Town
- Buildings 2023
- Parcels

1: 2,257



0.1 0 0.04 0.1 Miles

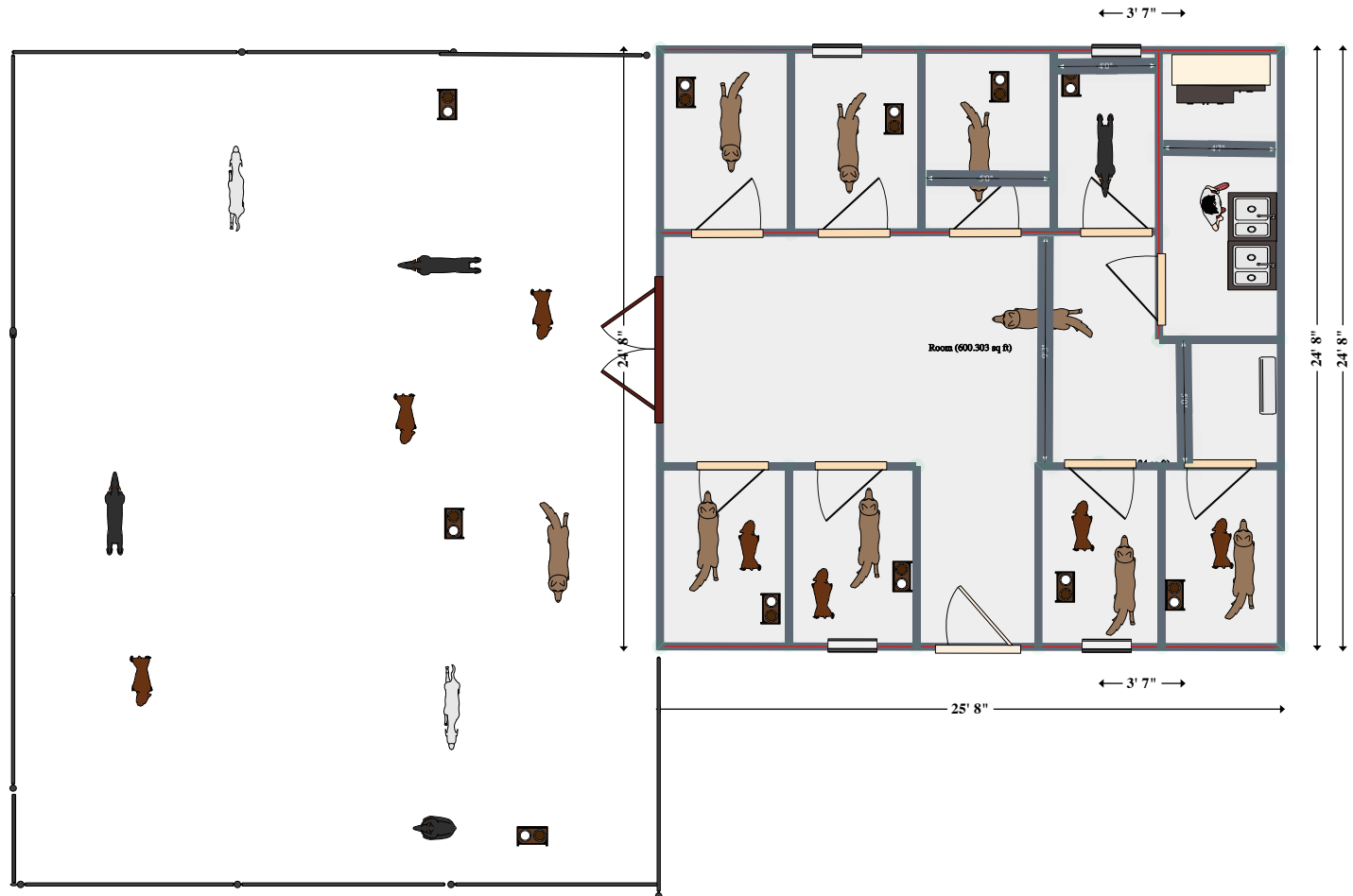
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

GIS Sketch



Legal Notice

Scotland Planning & Zoning Commission

The Scotland Planning & Zoning Commission will hold a public hearing on Monday, September 22, 2025 at 7:00 PM at the Scotland Fire Department, 47 Brook Road, Scotland, CT 06247 to hear the following application:

Special Permit Application #PZ2025-003 submitted by Alex Bienvenido (Owner/Applicant) for a Rural Business Use (Dog Kennel) at 5 Kemp Road (MBL 6-10-20) in the RA District.

Copies of the application are on file with the Town Clerk and may be reviewed during regular business hours. Written comments may be submitted to the Zoning Enforcement Office, 9 Devotion Road, Scotland, CT 06264 or zeo@scotlandct.org, and oral comments may be made at the hearing.

To be published – Monday, September 8th and Monday, September 15th



PUBLIC HEARING

DATE / TIME: SEPTEMBER 22, 2025, AT 7:00 PM

PLACE: SCOTLAND FIRE DEPARTMENT,

47 BROOK ROAD, SCOTLAND, CT 06247

AGENCY: SCOTLAND PLANNING & ZONING COMMISSION

SUBJECT: SPECIAL PERMIT APP. PZ2025-003 SUBMITTED BY ALEX BIENVENIDO (OWNER / APPLICANT) FOR A RURAL BUSINESS USE (DOG KENNEL) AT 5 KEMP ROAD (MBL 6-10-20) IN THE RA DISTRICT.

Copies of the application are available for review with the

Scotland Town Clerk, 9 Devotion Road, Scotland, CT 06264.



Fw: In Support of Alex Peralta's Non-Profit

From Wendy O'Connor <execadmin@scotlandct.org>

Date Wed 9/17/2025 9:20 AM

To Barbara Syme <zoning@scotlandct.org>; Jeffrey Jakubowski <jajakubowski@hotmail.com>; Jonathan Blake <zeo@scotlandct.org>

FYI

Get [Outlook for iOS](#)

From: Samuel Lambert <slldvm20@gmail.com>

Sent: Tuesday, September 16, 2025 8:19:01 PM

To: Sharon George <townclerk@scotlandct.org>; Wendy O'Connor <execadmin@scotlandct.org>

Subject: In Support of Alex Peralta's Non-Profit

Dear Town Clerk George and First Selectman Barrow,

My name is Samuel Lambert, and I live at 457 Kemp Road in Scotland. I am a small animal veterinarian in Danielson, CT, where I have been practicing veterinary medicine since 2020. I am writing in support of my neighbor, Alex Peralta, who is starting a non-profit organization to help both dogs and military veterans. Over the past year and a half, I've had the pleasure of getting to know Alex and his wife Jess.

I know Alex to be a responsible, compassionate, and dedicated individual with a genuine commitment to this cause. A veteran of the USMC, Alex has spoken passionately to me about helping fellow military veterans, human and canine alike. I am confident he will operate the organization in a way that is safe, respectful, and beneficial to both people and animals. I believe his work will make the people of Scotland proud.

I hope you will view his application favorably and recognize the meaningful value it will bring to our town.

Sincerely,
Samuel Lambert, DVM



August 29, 2025

Mr. Dana E. Barrow, Jr.
Town of Scotland
9 Devotion Road
Scotland, CT 06264

Dear Mr. Barrow:

Subject: Town Hall
9 Devotion Road / Route 97
Town of Scotland

This office has completed our review of the submitted plans entitled, "Town Hall – 9 Devotion Road – Scotland, Connecticut" dated July 15, 2025, and last revised August 12, 2025. A final determination has been made and we find the proposal acceptable with one further comment at this time.

1. If the Town of Scotland chooses to submit the permit application in their name, then the bond requirement and application fee will be waived. Applications received from parties other than the Town of Scotland for this project will need to adhere to all the requirements listed below.

As regulated by Connecticut General Statute 13b-17, no work is to commence within the State right of way without first obtaining a DOT encroachment permit. In order to obtain the required encroachment permit, the following documents must be provided:


- Two complete sets of the latest town-approved plans (40 scale or larger).
- A completed encroachment permit application (State Form PMT-1 Rev. 5/91).
- A Bond on State Form CLA-5 in the amount of \$10,000 in the owner or developer's name.
- Proof of minimum insurance requirements (General Liability of \$1,000,000 and Aggregate of \$2,000,000). Insurance may be carried by the contractor.
- A check or money order in the amount of \$135 payable to "Treasurer – State of Connecticut."

These forms, along with additional information, may be obtained at www.ct.gov/dot.

This approval is valid for 3 years from the issue date of this letter.

If you have any questions in regard to this matter, please contact Mr. Daniel Hutchinson of this office at (860) 823-3114, or by email at daniel.hutchinson@ct.gov.

Sincerely,


Daniel P. McBride
Special Services Section Manager
Bureau of Highway Operations

cc: Scotland Planning and Zoning

171 Salem Turnpike
Norwich, CT 06360
860-823-3229

CT.GOV/DOT

Please join the Northeastern Connecticut Council of Governments (NECCOG), the Center for Housing Opportunity Eastern CT (CHO-EC) and Access Community Action Agency on September 27, 2025 at 9:00 a.m. located at 376 Hartford Turnpike, Hampton, CT 06247 for a land use commissioner training event titled “Planning for Vibrant Communities.”

At this the training, you will learn from:

- **NECCOG's recommendations for increasing vibrancy and diversifying the community's housing stock**
- **CHO-EC will present findings from its Eastern CT Housing Needs Assessment, and introduce its technical assistance program.**
- **Access Community Action Agency will describe the community needs needs it identifies through its on the ground work in the northeast corner.**
- **Renowned Land Use Attorney Dwight Merriam, our guest speaker, will discuss the roles of commissioners as they shape housing in their communities.**

We look forward to seeing you there and working together to build stronger, more vibrant communities. Refreshments will be provided.

Certificates of Completion will be available to satisfy land use commissioners' annual required training.

Any questions should be addressed to beth@thehousingcollective.org



**Scan the QR Code to Register
for the FREE Training!**