

**PLANNING & ZONING COMMISSION  
TOWN OF SCOTLAND  
P.O. Box 122, 9 Devotion Rd, Scotland, CT 06264  
Telephone: (860) 423-9634**

**SEPTEMBER 18, 2019 REGULAR MEETING  
7:30 PM –SCOTLAND FIRE DEPARTMENT MEMORIAL HALL  
47 BROOK ROAD, SCOTLAND, CT**

**MEETING MINUTES**

**I. Call to Order.** Chairman Greenberg called the meeting to order at 7:32 pm.

**II. Roll Call/Seating of Alternates.** In attendance: Chairman Gary Greenberg, Vice-Chairman Terry Delaney, Secretary Peter Martin, Larry Miller, Robert Brautigam, Jeff Jakubowski and Alt. Henry Bowers. Absent: George Perry & Alt. Wendy Sears. Also in Attendance: ZEO Liz Burdick. Chairman Greenberg seated Alt. Henry Bowers for Absent George Perry.

**III. Additions to and/or Changes in the Order of the Agenda.**

*Upon MOTION by Terry Delaney, Seconded by Peter Martin, it was voted unanimously to add the following items under New Business: A. PZ1901SUP (RENEW) – 302 Bass Road, Scotland, CT – Property Owners, Peter & Lucille Savino for Annual Renewal for Gravel Operation; and B. PZ1902SUP (RENEW) –Rte. 14, Palmer Road, Scotland, CT – Property Owner, Steven Coit for Annual Renewal for Gravel Operation.*

**IV. Approval of the Minutes.** None.

**V. Audience of Citizens.** None.

**VI. Public Hearing:** None.

**VII. New Business:**

**A. PZ1901SUP (RENEW) – 302 Bass Road, Scotland, CT – Property Owners, Peter & Lucille Savino for Annual Renewal for Gravel Operation.**

**B. PZ1902SUP (RENEW) –Rte. 14, Palmer Road, Scotland, CT – Property Owner, Steven Coit for Annual Renewal for Gravel Operation.**

ZEO Burdick read the email of WEO John Valente dated 9/18/19 to the Commission that stated “During the week of September 15th I inspected the Coit and Savino Gravel Operations. Both Operations were within the limits of the approved foot print for the extraction of gravel. Both Operations were in compliance with the Soil and Erosion Plan. There was no evidence of any off site sediment. I can recommend the sites for re-issuance of permits.”

*Upon MOTION by Terry Delaney, Seconded by Peter Martin, it was voted unanimously to*

***APPROVE PZ1901SUP (RENEW) – 302 Bass Road, Scotland, CT – Property Owners, Peter & Lucille Savino for Annual Renewal for Gravel Operation.***

***Upon MOTION by Terry Delaney, Seconded by Peter Martin, it was voted unanimously to APPROVE PZ1902SUP (RENEW) – Rte. 14, Palmer Road, Scotland, CT – Property Owner, Steven Coit for Annual Renewal for Gravel Operation.***

**VIII. Old Business:**

**A. Continued Discussion of Comprehensive Amendments to the Scotland Zoning Regulations** - John Filchak, Executive Director, Northeastern CT Council of Governments.

Chairman Greenberg distributed the Proposed Draft Zoning Regulations Annotated & Edited by Mark Branse on August 27, 2019. He stated this was the same set of proposed Regulations the Commission has been working to revise in 2019, but with recommended revisions by the Town Attorney. He stated he discussed with Attorney Branse the need for a minimum lot size (v. a soil based lot size) and that the Open Space Subdivision Section would address building on smaller lots based on suitability for on-site septic and wells, but that it had not been revised and asked ZEO Burdick to follow-up with Branse regarding same and provide a clean copy to submit as a text amendment application.

Additionally, as NECCOG is working on revising the Subdivision Regulations, the Commission decided that it should approve a Moratorium on subdivisions in Scotland until complete and asked ZEO Burdick to follow-up with Attorney Branse regarding the process and hold any required hearing on the same date as the application for the Zoning Regulations Amendments application, The Commission discussed timelines and asked the ZEO to schedule a special meeting and public hearing for the application for October 30, 2019. Chairman Greenberg stated he would ask John Filchak of NECCOG to do a power point presentation with bullet points of major changes regarding rural agribusinesses.

**IX. Sub-Committee Reports.** None.

**X. Audience of Citizens.** None.

**XI. Administrative Reports.** None.

**XII. Communications and Bills.** None,

**XIII. Commission Open Discussion.** None.

**XIV. Executive Session.** New Litigation.

***Upon Motion by Terry Delaney, Seconded by Robert Brautigam, it was voted unanimously to ADJOURN the meeting to an EXECUTIVE SESSION at 7:53 pm and invited ZEO Burdick. Members of the public left the room. The meeting resumed at 8:02 pm.***

**XV. Adjournment.**

***Upon Motion by Terry Delaney, Seconded by Robert Brautigam, it was voted unanimously to ADJOURN the meeting at 8:03 pm.***

Respectfully submitted,

*Liz Burdick*

Scotland ZEO