

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

**DECEMBER 15, 2016 - SPECIAL MEETING
7:00 PM – SCOTLAND FIRE DEPARTMENT
47 BROOK ROAD, SCOTLAND, CT**

Meeting Minutes

1. Call to Order - Chairman Sears called the meeting to order at 7:07 pm
2. Roll Call-Introductions - In attendance: Marie Beck, Barbara Syme, James Dutrumble, John Filchak, Gary Greenberg, Courtney Lawrence, Larry Miller, Jerry Nelson, Henry Bowers, Dan Syme and Wendy Sears.
3. Approval of the Minutes – Minutes submitted and posted as required
4. New Business – **Discussion of Revision Town of Scotland POCD**
 - A. Discussion on Chapter related to Land Use with Special Guest, Peter Miniutti, Associate Professor at UConn.
 - a. In 2002, the Town of Scotland contracted with UConn's Landscape Architecture Dept. to produce a partial Lands of Unique Value Study. He has completed full studies for other towns in the State including East Lyme and Mansfield. When his group finds land that contains multiple resources, it is determined to be a land having unique value.
 - i. Peter points out that as some towns grow they tend to lose some of their character. It is important for a town to know what they want, and then use smart growth techniques. Urban sprawl has been promoted since WWII, but we need to look at allocating for higher density growth.
 - b. Uses that would be best for a Town like Scotland may be mixed use and higher density. We could accommodate those folks in Town who need additional work space like a shop while working at home, and encourage that kind of development. It would be valuable to the town to figure out how to allow people to work from home.
 - c. Our farmland is currently zoned as residential. This indicates that we would like to develop these agricultural lands, which is not what we desire. We want to promote our agricultural heritage. We have to change our zoning to promote additional uses. Soil based zoning would be the way to ensure that lands other than prime agricultural lands are encouraged for development first.
 - d. Our POCD needs to strongly recommend that we need a complete overhaul of our zoning regulations. What we have now could be considered contradictory and not materially consistent.

- e. The State of Wisconsin has the best land use plan. Maybe we can do some modeling using this plan? We will discuss Land Use again in February.
- f. Peter Miniutti discussed how the Landscape Architecture Department at UConn could help us with our Plan, by working with us on particular topics like affordable housing. They can do a “build out” to show what our options would look like based on different property sizes and locations, etc.
- g. We will follow up with UConn once this POCD Revision is completed, as we have some urgency in order to adopt it prior to its expiration.
- h. At an upcoming meeting we will do a buildout map for capacity zoning.

B. Next month’s meeting (January) will discuss Economic Development and Tourism.

5. OLD Business – None.

6. Adjournment: Meeting was adjourned at 8:43 pm

Respectfully Submitted,

Wendy Sears