

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

**NOVEMBER 16, 2016 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 7:35pm.
II. Roll Call/Seating of Alternates. In attendance: Chairman Gary Greenberg, Vice-Chairman Terry Delaney, Secretary Larry Miller, Peter Martin, Robert Brautigam, George Perry, Alt. Jeff Jakubowski and Alt. Wendy Sears. Absent: Lee Hebert and Alt. Henry Bowers. Jeff Jakubowski was seated for Lee Hebert.

III. Additions to and/or Changes in the Order of the Agenda. Chairman Greenberg added Ag Committee Discussion as “B” under New Business, 2017 Meeting Dates Approval as “C” under new business, and Election of Officers as “D” under new business.

IV. Approval of the Minutes—October 19, 2016.

Upon Motion by Terry Delaney Seconded by Robert Brautigam, it was voted unanimously to APPROVE the minutes of the October 19, 2016 meeting with the following corrections: Item II –Peter Martin was absent. Jeff Jakubowski was seated for Terry Delaney and Wendy Sears was seated for Peter Martin.

V. Audience of Citizens. None.

VI. New Business:

A. PZC1605SUB – 25 Plains Road (M25/B25/L10)– Applicants/Property Owners, Dennis L. & Christine A. Miller for 2-Lot Subdivision to Create One New Building Lot.

(Adjourn to Public Hearing)

Upon MOTION by Terry Delaney, Seconded by Peter Martin, it was voted unanimously to ADJOURN TO THE PUBLIC HEARING.

VII. Public Hearing:

A. PZC1605SUB – 25 Plains Road (M25/B25/L10)– Applicants/Property Owners, Dennis L. & Christine A. Miller for 2-Lot Subdivision to Create One New Building Lot.

Chairman Greenberg opened the public hearing. Secretary Larry Miller read the legal notice into the record. ZEO Burdick stated that proof of notification to abutting property owners of the hearing was received by her office and read her staff report into the record as follows:

The above-referenced application is for a two-lot subdivision of about 9.04 acres located at 25 Plains Road, Map 25, Block 25, Lot 10, Scotland, CT. The subdivision is exempt from the requirement for dedicated open space in accordance with Scotland Subdivision Regulation Chapter VII Section 12.a (Open Space Exemptions) and C.G.S. Section 8-25 because the transfer of land less than five acres is to a family member (son). A public hearing is being held on November 16, 2016 and public notice was published in The Chronicle newspaper on November 5 & 12, 2016 and notice to abutters within 500' of the subject site was sent via certified mail on November 3, 2016.

Proposed Lot 2 is located in the RAD zoning district on 2.50 acres (108,765SF) with 200 feet of frontage on Plains Road (town road). The lot will be improved with a single-family residence & gravel driveway and will be serviced by well and on-site septic. Minimum 200' sight line has been provided with some grading and tree & shrub removal. A driveway permit from the Office of the First Selectman is required for any work in the Town Right of Way. Limits of clearing and footing drain location & outlet are shown on the plan. Soil erosion and sediment controls are proposed in the form of silt fence and a soil stockpile area with silt fence located at the toe of the slope.

Proposed Lot 2 is located in the RAD zoning district on 6.40 acres (279,250SF) with 402 feet of frontage on Plains Road (town road) and contains an existing single-family residence, accessory structures, well, septic & and site improvements.

The plan shows an area of .14 acres (6,257SF) to be conveyed to the Town of Scotland for highway purposes.

There are no wetlands located on the site and the site is not located in a flood hazard area. Additionally, a favorable report was received from Eastern Highland Health District for suitability of the lot for well and septic on August 15, 2016.

Licensed Surveyor and Certified Soil Scientist, Mark Sullivan, who prepared the plan, reviewed the proposal with the Commission.

Resident John Teklenski of 135 Gager Hill Road addressed the Commission expressing concerns that Mr. Miller is removing gravel and cutting trees on his land and claims that he asked him to stop, but that he didn't stop. Chairman Greenberg stated the PZC is not in the position to act on a civil matter between two land owners. Applicant Dennis Miller stated he had the Land Surveyor place pins every 50 feet and he had shown Mr. Teklenski.

Ed Chappell of Devotion Road stated that his grandfather owned the land or land near the site and that the property line was the brook, but the brook was changed over the years over the years by a Mr. Gauthier. Chairman Greenberg stated that was interesting, but not relevant to the application because the boundary line is not disputed.

Discussion followed.

Upon MOTION by Terry Delaney, seconded by Peter Martin, It was voted unanimously to CLOSE the public hearing.

Upon MOTION by Terry Delaney, seconded by Peter Martin, it was voted unanimously to APPROVE PZC1605SUB – 25 Plains Road (M25/B25/L10) – Applicants/Property Owners, Dennis L. & Christine A. Miller for 2-Lot Subdivision to Create One New Building Lot.

B. Agriculture Committee Discussion.

Ag Committee Chairman, Barbara Syme addressed the Commission and discussed the charge of the Committee to encourage agriculture and agriculture related businesses. Chairman Greenberg thanked Syme for the information and asked she keep the PZC informed of the Committee's work.

C. Approval of 2017 PZC Meeting Dates.

Upon MOTION by Terry Delaney, seconded by Peter Martin, it was voted unanimously to APPROVE the 2017 Meeting Dates as follows: 1/18, 2/15, 3/15, 4/19, 5/17, 6/21, 7/19, 8/16, 9/20, 10/18, 11/15 and 12/20/2017.

D. Election of Officers

Terry Delaney nominated Gary Greenberg for Chairman. Larry Miller nominated Terry Delaney for Vice-Chairman and George Perry nominated Larry Miller for Secretary.

Upon MOTION by Terry Delaney, Seconded by Robert Brautigam, it was voted unanimously to CLOSE the nominations and cast one ballot to APPROVE the slate of Officers.

VIII. Old Business:

A. Discussion of Bed & Breakfast Establishments & "airbnb" Operations.

There was a brief discussion about these establishments and the matter was tabled to further discussion when regs are redone.

- 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. Adjournment.**

Upon Motion by Robert Brautigam, Seconded by Jeff Jakubowski, it was voted unanimously to ADJOURN the meeting at 8:45 pm.

Respectfully submitted,
Liz Burdick, Scotland ZEO