

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

**SEPTEMBER 21, 2016 REGULAR MEETING & PUBLIC HEARING
7:30 PM – SCOTLAND FIRE DEPARTMENT MEMORIAL HALL
47 BROOK ROAD, SCOTLAND, CT 06264**

MEETING MINUTES

I. Call to Order. Chairman Gary Greenberg called the meeting to order at 7:36 p.m.

II. Roll Call/Seating of Alternates. In Attendance: Chairman Gary Greenberg, Vice-Chairman Terrence Delaney, Secretary Larry Miller, Robert Brautigam, George Perry, Alternate Henry Bower, Alternate Jeff Jakubowski, Alternate Wendy Sears. Absent: Peter Martin and Lee Hebert. Also present: Liz Burdick, ZEO. Chairman Greenberg seated Henry Bower for absent Peter Martin.

III. Additions to and/or Changes in the Order of the Agenda. None.

IV. Approval of the Minutes – May 18, 2016 Regular Meeting.

Upon MOTION by Larry Miller, Seconded by George Perry, it was voted unanimously to APPROVE the minutes of the May 18, 2016 Regular Meeting.

V. Audience of Citizens. None.

VI. New Business:

A. PZ1603SUP (RENEW) – 302 Bass Road, Scotland, CT – Property Owners, Peter & Lucille Savino for Annual Renewal for Gravel Operation.

ZEO Burdick read the report of Wetlands Officer, John Valente into the record, which report stated he had inspected the sediment pools designed to treat storm water from the site. All of the pools and basins were in good repair and emptied of sediment collected from the prior year. The Larger basin was improved in 2015 and did not show any signs of topping outside of the designed outlet. The neighboring property was free of any recent sediment. There was no evidence of offsite transport of any material from the top soil stockpiles, I recommend continued monitoring of runoff from the stockpiles and minimalizing potential issues by use of diversion measures (diverting storm flows around the stockpiles). There were no impacts to the wetlands or neighboring properties. Staff recommended approval of the annual renewal.

Upon MOTION by Terrence Delaney, Seconded by Robert Brautigam, it was voted unanimously to APPROVE PZ1603SUP (RENEW) – 302 Bass Road, Scotland, CT –

Property Owners, Peter & Lucille Savino for Annual Renewal for Gravel Operation.

- B. PZ1604SUP (RENEW)** – Rte. 14, Palmer Road, Scotland, CT – Property Owner, Steven Coit for Annual Renewal for Gravel Operation.

ZEO Burdick read the report of Wetlands Officer, John Valente into the record, which report stated he had inspected the gravel operation, the site was stable with no evidence of any off site sediment transport from the excavation and related activity. The majority of the site, as designed, drains into the excavated areas, those areas that drain off site were stable. There are no impacts to the wetlands or neighboring properties. Staff recommended approval of the annual renewal.

Upon MOTION by Terrence Delaney, Seconded by Jeff Jakubowski, it was voted unanimously to APPROVE PZ1604SUP (RENEW) – Rte. 14, Palmer Road, Scotland, CT – Property Owner, Steven Coit for Annual Renewal for Gravel Operation.

Terrance Delaney commended Mr. Savino and Mr. Coit for their continued compliance of their operations.

- C. PZC1602SUP** – 12 Palmer Road – Property Owner, Cindy Onofrio – Applicant, Nicole Smith for Special Use Permit for Acupuncture Home Occupation.

Upon MOTION by Terrence Delaney, Seconded by George Perry, it was voted unanimously to ADJOURN TO THE PUBLIC HEARING.

VII. Public Hearing(s):

- A. PZC1602SUP** – 12 Palmer Road – Property Owner, Cindy Onofrio – Applicant, Nicole Smith for Special Use Permit for Acupuncture Home Occupation.

Chairman Gary Greenberg opened the public hearing and Secretary Larry Miller read the legal notice into the record. ZEO Burdick stated the legal notice was published as required, the public hearing sign was posted at the property and that the Applicant sent notice of the hearing to abutting property owners within 500' by certified mail .

Additionally, Burdick read into the record a letter from Fire Marshal Dana Barrow dated 8/7/16 that approved the proposed new parking area behind the house.

Applicant Nicole Smith addressed the Commission and described her business and proposal to increase the business from one treatment room originally approved by the ZEO to 3 to 5 rooms. She stated she provides parking in front of her garage, in the area of the post office during off hours of the post office and will construct a parking area for four additional spaces behind the house.

There was detailed discussion by the Commission of hours of operation, required parking, new parking area, parking at the church and number of traffic trips per day.

Additionally, there was discussion as to whether the permit could be granted for one year

to assure compliance with the proposal as presented. Ms. Smith stated she could not purchase the property with the thought the permit may not be renewed in a year. Chairman Greenberg stated the permit would be enforceable by the ZEO.

Terrence Delaney questioned the amount of parking required with the residential use, the acupuncture business and the airbnb rooms advertised for rent at the property. ZEO Burdick stated she was not aware rooms were being rented as a Bed & Breakfast and not permits had been issued for said use. Ms. Smith stated she had only rented rooms a couple of times and would remove the property from the website.

Upon MOTION by Terrence Delaney, Seconded by Robert Brautigam, it was voted unanimously to APPROVE PZC1602SUP – 12 Palmer Road – Property Owner, Cindy Onofrio – Applicant, Nicole Smith for Special Use Permit for Acupuncture Home Occupation with the following conditions:

- 1. The proposal is approved for three (3) treatments rooms as submitted, but may increase to five (5) treatments rooms maximum if the Applicant/Owner demonstrates to the Zoning Enforcement Officer there is adequate parking (10 spaces) for the business.***
- 2. 12 Palmer Road, Scotland, CT will be removed from the “airbnb” website as a business renting rooms.***

VIII. Old Business:

- A.** Update – Future Scotland POCD.

Wendy Sears provided a detailed update of the POCD subcommittee status of the future POCD update. Chairman Greenberg stated that NECCOG would assist the PZC in the task of updating the zoning regulations.

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 Terrence Delaney, Seconded by Jeff Jakubowski to ADJOURN the meeting at 9:10 p.m.

Respectfully submitted,

Liz Burdick
Zoning Enforcement Officer