

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

**AUGUST 11, 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 7:05 pm
2. Roll Call-Introductions - In attendance: Marie Beck, Barbara Cornell, James Dutrumble, John Filchak, Sue Gluck, Brynn Lipstreu, Larry Miller, George Perry, 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. NECCOG guided discussion on previously reviewed chapters. Emphasis was placed on the Subcommittee's ability to add or make changes to these chapters at a later time.
  - B. Brief discussion regarding solar farms and inquiry from US Solar out of Norwalk CT. They have approached the town about possibility of using town land for solar field. Dan Syme will explore this possibility. Comments were made regarding other towns that are using solar to offset expenses, including Woodstock, who is off-grid completely.
  - C. Special Guest: Charles Patton, PhD, Senior Policy Analyst with the Partnership For Strong Communities. Mr. Patton graciously attended our meeting in place of Katy Schafer who was unable to make it. Mr. Patton brought several handouts including:
    - a. Housing Data Profiles for the Town of Scotland, 2015
    - b. Housing Needs in Scotland
    - c. Income and Jobs in CT
    - d. Suburban CT: Key Indicators for Housing, Land-Use, Transit and Economic Growth
    - e. HOMEConnecticut: How It Works

Discussion began with the subject of affordable housing, with Scotland not having a mix of different housing types. Some points were:

- 1) It is mostly dominated by single family housing.
- 2) There are very few housing options, with only 3% of the housing in town being affordable, meaning that not much of the housing is guaranteed to remain accessible to working families, young people and our aging population.

- 3) A diversified housing stock will support the town's currently stagnant grand list. Rental options will bring newcomers to town, and an increase in activity may result in an improved sales climate for sellers. Scotland's Grand List decreased between 2008 and 2013.
- 4) Workers in vital occupations cannot afford to live in town, with a need to earn \$37,400/year to be able to rent a typical 2-bedroom apartment in this area.

Mr. Patton discussed Incentive Housing Zone programs which allow towns to use grant money to explore what kind of housing would be beneficial in Scotland and where that housing should be located. Some towns have created incentive zones for housing. See [pschousing.org](http://pschousing.org), municipal resources for more information. The town could see an economic benefit in creating these areas/zones.

Dan Syme asked about how affordable housing could affect property values. He stated that there is no desire to see row housing. He wondered what the State's involvement would be in a program such as this, as many times the cost can far outweigh the benefit. Mr. Patton said that towns develop zoning that fits their needs.

Questions were asked regarding the criteria for affordable housing, and how we would calculate the number of housing units, acreage etc. There was a comment that in Brooklyn, there is affordable housing that is placed on leased lands. There was continued discussion on this topic. Mr. Patton said that he would love to come back prior to the completion of our POCD or later on to discuss how affordable housing could work to benefit the town.

- D. The Agriculture committee was formed at the first meeting on August 17, 2016, at the Library Conference Room. They will act as an advisory board to the town committees.
- E. Conservation Committee: Would be beneficial for the town to have such a committee, consisting of a 5 or 7 person committee who would act as an advisory board. Having someone on the Committee who does computer mapping would be beneficial. In Thompson, they have undertaken the task of planning for trails. This would tailor nicely into our previous discussion of creating a trail system in Scotland that is interconnected.
- F. Discussion regarding The Village District Act in CT, and consider areas where design aesthetics may be appropriate.

## **5. OLD Business – None.**

## **6. Adjournment:** Meeting was adjourned at 8:35 pm

Respectfully Submitted,

Wendy Sears