

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

OCTOBER 21, 2015 REGULAR MEETING
7:30PM – SCOTLAND FIRE DEPARTMENT MEMORIAL HALL
47 BROOK ROAD, SCOTLAND CT

MEETING MINUTES- AMENDED

- I. Call to Order.** Chairman Greenberg called the meeting to order at 7:33pm.
- II. Roll Call/Seating of Alternates.** In attendance: Chairman Gary Greenberg, Vice-Chair Terrence Delaney, Secretary Laurence Miller, Peter Martin, George Perry, Alt. Jeff Jakubowski seated as a regular member for Robert Brautigam, Lee Hebert, and Alt. Wendy Sears. Liz Burdick, ZEO and Suzanne Gluck, Recording Clerk. Absent: Robert Brautigam, Alt. Henry Bowers.
- III. Additions to and/or Changes in the Order of the Agenda.** No additions or changes requested by the Commission.
- IV. Approval of the minutes – September 16, 2015.**
Upon MOTION by Terrence Delaney, Seconded by Peter Martin, approval of minutes as amended for September 16, 2015. All in favor. Correction to roll call requested, George Perry is listed as an Alternate member and should be regular member.
- V. Audience of Citizens.**
None.
- VI. New Business.**
 - A. Discussion of proposed text amendments regarding the keeping of farm animals.**
Liz Burdick reported on a formal complaint by Jim and Donna Dutrumble of Hanover Road regarding a neighbor and their pigs. After an on-site inspection and according to the Planning & Zoning regulations for Scotland she deemed there is no violation as it is not a commercial operation. According to the regulations, RA properties are allowed agricultural uses. Ms. Burdick quoted from Section 2.2 (Definitions) Farm Animal and also Section 8.3.A.1 (Accessory Structures and Uses permitted in any zone). The Town Attorney recommended Ms. Burdick present to the Planning & Zoning Commission these regulations for clarification. It is Ms. Burdick's recommendation with the Attorney's approval to propose a text amendment (see

attached) to Section 2.2 (Definitions) Farm Animals and to Section 8.3.A.1 (Accessory Structures and Uses permitted in any zone). Chairman Greenberg elaborated on the definition of accessory animals and farm animals and stated that there is no registration of farms in the town of Scotland, only the Public Act 490 specifying farms known to the Town assessor. Therefore, do we register farms or determine a farm animal is for agriculture (4.2.A.3) purposes. Ms. Burdick also provided regulations from surrounding towns from Salem, Lebanon, and Canterbury for review.

The Commission discussed the wording of the regulations and Ms. Burdick's proposal and the majority agreed to the text change. They also determined that clarification is warranted to determine what is commercial when raising animals and also what is a "farm animal". Chairman Greenberg stated that there is no requirement for farms to register their farms with the Town. If in fact the regulations are changed to prohibit specific animals, i.e. pigs, then how will this be policed in town. Scotland has always been an agriculture town. Jeff Jakubowski stated that according to the State of CT a commercial piggery is defined as raising 22 or more pigs. Another discussion with the commission involved possible regulations for setbacks of structures housing specific animals and also regulations on the actual structure. Also, Eastern Highlands District Health Department is ok with pigs as long as they are 300' from residents' home. Other towns specify a setback of 100' from all abutting property lines.

Mr. Greenberg summarized the issue and that the Commission is faced with three possible options (1) Allow animals to be kept for commercial purposes on residential properties with the exception of specific ones (2) use current regulations for accessory animals (3) develop setback regulations, i.e. 100 feet/300 feet. Mr. Greenberg will talk to the Town attorney regarding setbacks and come up with proposed text amendments. He has requested a Public Hearing to be held next month in conjunction with the regular meeting to propose the text changes.

Mr. Dutrumble stated he disagreed with the PZC's and Ms. Burdick's findings and according to his attorney's interpretation of Scotland regulations, pigs are not allowed in the Town of Scotland. Ms. Burdick reiterated that she will not take action on his neighbors and Mr. Dutrumble asked for this decision in writing.

B. 2016 PZC Meeting Schedule

Upon MOTION by Terry Delaney, Seconded by Jeff Jakubowski, approval of the following dates for the P&Z 2016 meeting schedule (see attached). All in favor.

January 20, 2016
February 17, 2016
March 16, 2016
April 20, 2016
May 18, 2016
June 15, 2016
July 20, 2016
August 17, 2016
September 21, 2016
October 19, 2016
November 16, 2016
December 21, 2016

C. Discussion of future uses of town Owned “Racicot Property” – Brook Road.

Dan Syme, First Selectman, reported to the Commission that the property was bought with the intention of using it as multi-purpose property. There is a lot of traffic on Brook Road, it is used for ~~unnecessary~~ necessary* parking, also for school security and evacuation routes and plan encourages secondary evacuation to that parking area. Mr. Syme met with John Valente, Inland Wetlands and Watercourses Agent and he confirmed that a walkway does not impact integrity of land. Another issue is the events held at the Scotland green and concern for safety of patrons walking across Route 14, the field can be used for these events. We need engineer cost estimates to apply next Spring for a STEAP grant, but the Town needs the advisory support from PZC during this process. Mr. Syme requested a letter from the PZC to advise/support this project. Gary Greenberg will draft a letter and send to Mr. Syme to include that they support this field for the community and for school security during evacuations.

VII. Old Business.**A. PZ1503SUP (RENEW) – 302 Bass Road (M24/L19/B8) – Savino – Annual Renewal – Gravel Operation.**

Liz Burdick read letter from John Valente, IWWC, approving renewal of permit.

Upon MOTION by Terry Delaney and Seconded by George Perry to approve the PZ1503SUP (RENEW) – 302 Bass Road (M24/L19/B8) – Savino – Annual Renewal-Gravel Operation permit. All in favor.

B. PZ1504SUP (RENEW) – Rte 14 Palmer Road (M19/L17/B2) – Coit – Annual Renewal – Gravel Operation.

Liz Burdick read letter from John Valente, IWWC, approving renewal of permit.

- A. Upon MOTION by Terry Delaney and Seconded by Jeff Jakubowski to approve PZ1504SUP (RENEW) – Rte 14 Palmer Road (M19/L17/B2) – Coit – Annual Renewal – Gravel Operation permit. All in favor.**
- B. Update – Future Scotland POCD.**

Chairman Greenberg reached out to the Boards/Commissions Chair's and did not receive a response regarding support for additional members for POCD committee. All notes and progress was transferred to John Filchak of NECCOG and we received a work proposal. Wendy Sears will Chair the POCD sub-committee.
- C. Discussion of commercial Greenhouse/Nursery Operations**

Tabled until the next regular meeting, November 18, 2015.

VIII. Sub-Committee Reports.

None.

IX. Audience of Citizens.

None.

X. Administrative Reports.

Ms. Burdick reported that the issue with the O'Neil property on Brooklyn Turnpike has been turned over to the Town attorney. The residents continue to have junk cars on the property which violates Town regulations.

She also reported on the Eaton property regarding the excessive debris in the yard. The property faces a Town lien so at this time no action will take place.

XI. Communications and Bills.

None

XII. Commission Open Discussion.

Jeff Jakubowski requested that a discussion on drones be added to next PZC agenda.

XIII. Adjournment.

Upon MOTION by Terence Delaney and seconded by Larry Miller meeting adjourned at 8:57pm. All in favor.

**amended per P&Z Commission at 11/18/15 meeting: change "unnecessary" to "necessary"*