

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

**SEPTEMBER 16, 2015 REGULAR MEETING & PUBLIC HEARING
7:30 PM –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 7:37pm.
- II. Roll Call/Seating of Alternates.** In attendance: Chairman Gary Greenberg, Vice-Chair Terrence Delaney, Secretary Laurence Miller, Robert Brautigam, Lee Hebert, Peter Martin, Alt. Jeff Jakubowski, ~~Alt.~~ George Perry*. Also in attendance: Liz Burdick, ZEO and Suzanne Gluck, Recording Clerk.
- III. Additions to and/or Changes in the Order of the Agenda.** No additions recommended by the commission. Gary Greenberg requested a change to agenda item VIII/A under New Business to eliminate reference to 227 Pudding Hill Road-Orlando Cardenas and make it a discussion for wholesale nursery operations only due to the fact the residents who may propose this are not present. **Terrence Delaney made a motion for the change, Larry Miller seconded the motion. All in favor.**
- IV. Approval of the Minutes – April 15, 2015 and August 19, 2015.**
- Upon MOTION by Terry Delaney, Seconded by Peter Martin, approval of minutes for April 15, 2015. All in favor.**
- Upon MOTION by Terry Delaney, Seconded by Larry Miller, approval of minutes as amended for August 19, 2015. All in favor.** Correction requested on spelling of Lee Hebert's name. Correction requested on attendance - Henry Bowers was present. Correction to alternate seating, remove Wendy Sears as seated and add only as in attendance, and add Jeff Jakubowski was seated for Robert Brautigam.
- V. Audience of Citizens.** None
- Upon MOTION by Terrence Delaney, Seconded by Larry Miller, it was voted to adjourn the regular meeting to open the public hearing. All in favor.**
- VI. Public Hearing.**
- A. PZ1502SUP-SDP - 75 Murphy Hill Road – App. Of Hillyland Farm Dairy, LLC for Special Permit & Site Development Plan Review for Farm Winery & Vineyard (*Continued from August 19, 2015 – PH must close by 9/22/2015*). ADJOURN TO PUBLIC HEARING**

Chairman Greenberg opened the public hearing.

Liz Burdick updated the commission with the plan revisions. One change is the functions should be listed as “outdoor” functions. She also just received approval from Eastern Highlands Health District which was read into the record for the commission. Mr. Stearns, owner of Hillyland Farm, stated his understanding is for the outdoor functions that are catered there should be portable bathrooms available. Ms. Burdick stated that if they decide to do a commercial kitchen down the road and they want to make changes to the plans then they will need to come back for special use permit modification. The commission agreed that when special outdoor events are planned, the Stearns must contact Ms. Burdick 14 days in advance by filling out a zoning permit form which the ZEO will sign off on and file at Town Hall.

Mr. Hebert asked what the Town will be receiving for taxes on this application. Mr. Greenberg stated that will be determined by the Tax Assessor. Mr. Delaney asked if the 2 additional conditions should be on the plans. Ms. Burdick suggested that once the decision letter is sent to include conditions and the A2 survey is on file at Town Hall they can do an approval block on the overall plans on Mylar for the commission to sign off on.

Upon MOTION by Terrence Delaney, Seconded by Peter Martin, the Public Hearing was closed. All in favor.

VII. Old Business.

- A. PZ1502SUP-SDP - 75 Murphy Hill Road – App. Of Hillyland Farm Dairy, LLC for Special Permit & Site Development Plan Review for Farm Winery & Vineyard (*Tabled from August 19, 2015 Meeting*). Terrence Delaney made a motion to approve the Hillyland Farm Dairy, LLC application for Special Use Permit and Site Development Plan Review for Farm Winery & Vineyard with conditions, motion seconded by Robert Brautigam. All in Favor.** Liz Burdick stated the conditions for approval are that the Stearns are to comply with EHHD, zoning permits submitted for all outdoor events 14 days in advance, 15 events per year and Mylar with conditions stated on it to be filed with land records.
- B. PZ1503SUP (RENEW) – 302 Bass Road (M24/L19/B8) – Savino - Annual Renewal - Gravel Operation (*Tabled from August 19, 2015 Meeting*). Ms. Burdick stated as of yet there is no report from John Valente, Wetlands Enforcement Officer, and she asked that both renewals to be tabled. She has plans to do her inspections. Terry Delaney made a motion to table PZ1503SUP (RENEW) – 302 Bass Road (M24/L19/B8), Peter Martin seconded the motion. All in favor.**
- C. PZ1504SUP (RENEW) – Rte. 14 Palmer Road (M19/L17/B2) – Coit - Annual Renewal - Gravel Operation (*Tabled from August 19, 2015 Meeting*). Terry Delaney made a motion to table PZ1504SUP (RENEW) – Rte. 14 Palmer Road (M19/L17/B2), Peter Martin seconded the motion. All in favor.**
- D. Update – Future Scotland POCD.**
Chairman Greenberg reported that Liz Burdick and John Filchak from NECCOG will be meeting on Wednesday to transfer information. Mr. Greenberg spoke with Mr. Filchak and he will be

giving the commission a proposal. Ms. Burdick stated Mr. Filchak received documentation needed for the proposal.

VIII. New Business

A. Discussion of Future Proposed Wholesale Nursery Operations.

Chairman Greenberg reported that a resident of Scotland had spoken with him regarding opening a commercial nursery. He is not present tonight but Mr. Greenberg asked the commission to have a discussion regarding whether or not to treat this as agriculture or commercial business. Mr. Greenberg asked that Liz Burdick get the regulations from Lebanon, Canterbury and maybe Salem and how they handle the wholesale nurseries in their towns. Mr. Greenburg stated that the Town does not have to label this type of business as agriculture, even if the State of Connecticut does. Currently if the wholesale nursery wants to open a farm stand they can without a special use permit and this needs to be looked at in our regulations if it were to coincide with wholesale operations. Regulations were reviewed regarding greenhouses and what is allowed. Mr. Delaney also stated that the wholesale nurseries bring in a lot of trucking traffic, noise, excessive lighting, and use a tremendous amount of water. Ms. Burdick will discuss in more detail with the resident and what the plans are for the nursery.

IX. Sub-Committee Reports. None

X. Audience of Citizens. None

XI. Administrative Reports. None

XII. Communications and Bills. None

XIII. Commission Open Discussion.

Mr. Greenberg asked about the status of the O'Neil property on Brooklyn Turnpike. Ms. Burdick stated that once she talks to the Town Attorney, a letter will be drafted and sent out.

Chairman Greenberg informed the Commission that there is a Citation Officer position advertised in the Herald.

Jeff Jakubowski asked Ms. Burdick about special use permits and trucking operations and if there are any provisions in place if the business expands once the permit is approved. Ms. Burdick stated if there is a complaint we follow up on file, yearly inspections aren't done. She believes for the gravel permit operations they must come in yearly.

Peter Martin reported on the solar symposium in Hampton. Information was sent out by Dan Syme and he received no response therefore there is no need to put in the POCD plan. Mr. Martin stated he will not be attending either.

XIV. Adjournment.

Upon MOTION by Terrence Delaney, Seconded by Robert Brautigam, the meeting was adjourned at 8:14pm.

Respectfully submitted,

Suzanne Gluck
P & Z Clerk

APPROVED BY THE SCOTLAND PLANNING & ZONING COMMISSION ON OCTOBER 21, 2015.

**AMENDED: George Perry is a regular member, not an alternate.*