

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

**FEBRUARY 18, 2015 REGULAR MEETING
7:30 PM –SCOTLAND FIRE DEPARTMENT MEMORIAL HALL
47 BROOK ROAD, SCOTLAND, CT**

DRAFT MEETING MINUTES

I. Call to Order. Chairman Greenberg called the meeting to order at 7:38pm.

II. Roll Call/Seating of Alternates. In attendance: Chairman Gary Greenberg, Vice-Chairman, Terry Delaney, Secretary Larry Miller, Peter Martin, Robert Brautigan, Lee Hebert, Alt. Jeff Jakubowski, Alt, Wendy Sears. Absent: George Perry & Alt. Henry Bowers. Also in attendance: Liz Burdick, ZEO.

Chairman Greenberg seated Alt. Wendy Sears for George Perry.

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

IV. Approval of the Minutes. January 21, 2015.

Upon MOTION by Terry Delaney, Seconded by Larry Miller, approval of minutes of the January 21, 2015 meeting was tabled to the next meeting.

V. Audience of Citizens. None.

VI. New Business. None.

VII. Old Business.

A. Discussion of Proposed Regulations for Equestrian Uses.

Chairman Greenberg stated the only reason to draft regulations is for large disruptive events/facilities and there are two different ways of addressing this and one of them is by finding a number, a threshold that says that it's defined as the big thing that we have to regulate. The other way this is to essentially leave it to a case by case determination that would primarily be made by the zoning enforcement officer who, for whatever reason thought a proposal was ambiguous, could bring it to the zoning board. He stated there was sort of an intermediate process that would be to provide an administrative permit to those doing the boarding operation with accessory lessons. So the idea would be to have the use permitted by right put right back into the agriculture section, leave it as it is, So there are three things to do, one, do nothing a, two, have a three tiered approach with a

use by right, use by administrative permit and use by special permit and the final way to go is to have a use by special permit with non quantitative thresholds, the thresholds simply being proportionality, whether in the zeo's judgment it's an accessory use or a primary use requiring a special permit. There was discussion of impacts of various levels of equestrian facilities. Peter Reardon stated he had no problem with high tier commercial facilities allowed by Special Permit. The consensus of the PZC was to protect the community, but not discourage agricultural uses and it instructed Burdick to draft an application for review for its next meeting.

B. Discussion of Proposed Regulations for Medical Marijuana Use.

Chairman Greenberg stated that he contacted Towns in the start where there are production facilities and questioned them as to what the facilities add to the tax base. He stated that he learned that any pure manufacturing facility is not taxable, not just medical marijuana manufacturing. He stated the Town of Portland considers it manufacturing and therefore only taxes the real estate & personal property at about \$500,000, but that the Town of Simsbury does not and its facility's assessment, including the medical marijuana, is about \$4 million and that the Town of West Haven is not willing to commit as its grand list is not closed and assessments are subject to appeals. He stated that in Scotland, its tax assessor must be questioned as to her preference/interpretation, but that a \$4 million facility would be subject to about \$14,000 year in taxes here. He stated that at the next meeting he would like the PZC to decide if it wants to pursue drafting regulations regarding this use and that a floating zone would be created where the use is allowed anywhere in town by special permit.

Larry Miller stated he would like to know what additional expenses would be incurred by the Town as there is no public water/sewer/infrastructure. Robert Brautigan stated that perhaps mmj facilities owners will shop around for towns that exempt it from taxes.

VIII. Sub-Committee Reports. None.

IX. Audience of Citizens. None.

X. Administrative Reports. None.

XI. Communications and Bills. None.

XII. Commission Open Discussion. None.

XIII. Adjournment.

Upon MOTION by Terry Delaney, Seconded by Robert Brautigan, it was voted unanimously to adjourn at 8:40 pm.