

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

**FEBRUARY 27 2014 SPECIAL MEETING  
7:00 PM - TOWN HALL  
9 DEVOTION ROAD, SCOTLAND, CT**

**DRAFT MEETING MINUTES**

- I. Call to Order.** Chairman Greenberg called the meeting to order at 7:07 pm.
- II. Roll Call/Seating of Alternates.**

In Attendance: Chairman Gary Greenberg, Secretary Larry Miller, Peter Martin, Robert Brautigan, Erica Andrews, Lee Hebert, Alternative George Perry and Alternative Jeffrey Jakubowski. Alternate George Perry was seated for Delaney as a regular member.  
Absent: Vice-Chairman Terrence Delaney & Alternate Henry Bowers.  
Also in Attendance: Liz Burdick Zoning Enforcement Officer.

- III. Old Business.**
  - A. Discussion of proposed regulations regarding Farm Wineries & Farm Winery Restaurants & Events.**

Chairman Greenberg updated the Commission that after input from Town Attorney Mark Branse, ZEO Liz Burdick and Vineyard owner, Doug Stearns rather than trying to draft regulations for Farm Wineries and Farm Winery Restaurants, the PZC with input should concentrate on drafting regulations for Farm Wineries and accessory uses. Chairman Greenberg reviewed the concepts, including the definition of a winery in accordance with the CT General Statutes, the inclusion of special events, outdoor events, minimum acreage, definition of vineyards, tours, wine festivals, limiting of the number of events, accessory uses, parking, noise, retail sales and restaurants. The Commission agreed further revisions are required and instructed ZEO to revise and provide a draft at its March 19, 2014 regular meeting for review.

- IV. Adjournment.** Upon MOTION by Larry Miller, Seconded by Peter Martin, it was voted unanimously to ADJOURN the meeting at 8:27 p.m.

Respectfully submitted,

Liz Burdick  
Zoning Enforcement Officer

APPROVED BY THE SCOTLAND PLANNING & ZONING COMMISSION ON \_\_\_\_\_, 2014.

