

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

**FEBRUARY 19, 2014 REGULAR MEETING  
7:30 PM - TOWN HALL  
9 DEVOTION ROAD, SCOTLAND, CT**

**DRAFT MEETING MINUTES**

**I. Call to Order.** Chairman Gary Greenberg called the meeting to order at 7:38 p.m.

**II. Roll Call/Seating of Alternates.** In Attendance: Chairman Gary Greenberg, Vice-Chairman Terrence Delaney, Secretary Larry Miller, Robert Brautigan, Erica Andrews, Lee Hebert and Alternate George Perry. Absent: Peter Martin and Alternate Henry Bowers. Alternate George Perry was seated as a regular member for Peter Martin. Also in Attendance: Liz Burdick, Zoning Enforcement Officer.

**III. Additions to and/or Changes in the Order of the Agenda.**

**IV. Approval of the Minutes – 01/15/2014 Meeting Minutes.**

*Upon Motion by Larry Miller, Seconded by George Perry, it was voted to APPROVE the minutes of the January 15, 2014 meeting with the amendment that "Lee" Hebert, not "Larry" Hebert was in attendance. In Favor: Gary Greenberg, Larry Miller, Robert Brautigan, Lee Hebert & George Perry. Opposed: None. Abstained: Terrence Delaney & Erica Andrews.*

**V. Audience of Citizens.** None.

**VI. Old Business.**

- A. Discussion of future proposed text amendments to the Scotland Zoning Regulations regarding definition of family; definition of kennels /commercial kennels; temporary living quarters; farm wineries and vineyards; and medical marijuana production facilities.

ZEO Liz Burdick reviewed draft proposed regulations revised from comments from the January meeting of the Commission.

Chairman Greenberg stated he spoke to our attorney to inquire if there is another way of defining "family" without changing the word "family" and Branse stated it would be very difficult to change and would require a major rewrite of the regulations, both zoning and

subdivision. The Commission agreed to revise the existing regulation to allow up to five (5) unrelated persons to live together.

Additionally, the Commission agreed to revise the regulations to define a “kennel” as the keeping of up to five dogs, but over the age of six months, so as not to preclude an occasional litter of puppies.

There was detailed discussion about proposed regulations regarding Farm Wineries and Farm Winery Restaurants. Doug Stearns, who owns a farm and vineyard at ROAD NAME addressed the Commission and expressed his desire for a winery with a tasting room that held special events, but not necessarily a restaurant at this time. The Commission conducted a detailed review of revised proposed regulations submitted by ZEO Burdick that were modeled after those in Pomfret and Lisbon, CT and more closely reflected the existing vineyards future needs than those from East Granby provided by Attorney Branse and reviewed at an earlier meeting. The Commission decided to table the matter and asked ZEO Burdick to notice a special workshop meeting on Thursday, February 27, 2014 at 7:00 p.m. at Town Hall to spend time drafting these regulations.

ZEO Burdick presented a copy of an updated set of recommendations regarding medical marijuana and Chairman Greenberg stated there is no hurry at this time since the State of Connecticut has already granted its first round of licenses for facilities in various towns, so that at a future meeting, the Commission should ask Caleb Hamel from the town attorney’s office to attend a workshop meeting regarding same.

## **VII. New Business.**

A. Appointment of Alternate to Replace J. Douglas Cameron.

*Upon MOTION by Terrence Delaney, Seconded by NAME, it was voted unanimously to APPOINT Jeffery Jakubowski as an alternate member of the Commission to replace J. Douglas Cameron who recently passed away.*

Gary Greenberg noted there is a Memorial Service scheduled for Doug on March 1 and the ZEO would forward the information to the Commissioners.

**VIII. Sub-Committee Reports.** None.

**IX. Audience of Citizens.** None.

**X. Administrative Reports.**

A. ZEO Monthly Report. ZEO Liz Burdick updated the Commission on her ongoing enforcement actions at the O'Neil property at 486 Brooklyn Turnpike & Eaton property at 18 & 24 Rood Road for storage of junk and junk and/or unregistered cars and advised a Citation needs to be issued for O'Neill's continued lack of compliance and a new Cease & Desist Order needs to be issued to Joseph Eaton as the same violation that had been resolved in prior years has returned. Additionally, Burdick advised the Commission she had received a 1-lot resubdivision application at 221 Brooklyn Turnpike that need to be set for a public hearing.

*Upon MOTION by Terrence Delaney, Seconded by Larry Miller, it was voted unanimously to SET A PUBLIC HEARING during the next regular meeting of the Commission on March 19, 2014 for the 1-Lot Resubdivision application of Langevin & Barrette for 221 Brooklyn Turnpike.*

- XI. Communications and Bills. None.
- XII. Commission Open Discussion. None.
- XIII. Adjournment.

*Upon MOTION by Terrence Delaney, Seconded by Larry Miller, it was voted unanimously to ADJOURN the meeting at 9:12 p.m.*

Respectfully submitted,

Liz Burdick  
Zoning Enforcement Officer

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