

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

**JANUARY 15, 2014 REGULAR MEETING
7:30 PM - TOWN HALL
9 DEVOTION ROAD, SCOTLAND, CT**

MEETING MINUTES

I. Call to Order. Chairman Gary Greenberg called the meeting to order at 7:37 p.m.

II. Roll Call/Seating of Alternates.

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

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

IV. Approval of the Minutes – 12/18/2013 Meeting Minutes.

Upon MOTION by Robert Brautigan, Seconded by Peter Martin, it was voted to APPROVE the minutes of the December 18, 2013 regular meeting as amended. In Favor: Chairman Gary Greenberg, Peter Martin, Robert Brautigan, Lee Hebert. Opposed: None. Abstained: Larry Miller & George Perry.

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.**

There was detailed discussion by the Commission of proposed text amendments.

Chairman Greenberg stated that our attorney stated the draft regs regarding medical marijuana were not ready for discussion.

Chairman Greenberg reviewed the comments of the attorney regarding kennels and stated he felt it was not productive to spend time discussing how many dogs constitute a kennel because we had used the statutory definition of a kennel provided to us by the attorney.

Robert Brautigan stated he agreed it is difficult to define a “pack”. Greenberg stated the number is not relevant, only the commercial aspect.

ZEO Burdick advised the Commission explained the reason for changing the definition of family is to allow persons not related by blood or marriage to reside together. Chairman Greenberg stated the issue here is the number of unrelated persons the Commission wants to allow. Larry Miller objected to the use of the definition of family in general. Robert Brautigan suggested we limit the number of persons based on square footage of the dwelling. Chairman Greenberg suggested we use “family” as a term of convenience, so as not to change the zoning regulations throughout and decide the upward limit of the number of unrelated persons to be allowed. ZEO Burdick stated the only other alternative is to say, “one or more persons related or unrelated” and not limit the number. Chairman Greenberg stated we go to the hearing with a larger number and see where it goes.

The Commission further discussed kennels and the number of dogs allowed and commercial kennels and the Commission decided to allow up to five (5) dogs without being considered a kennel. Chairman Greenberg stated he would speak to the attorney about leaving the definition vague as to number of dogs by using the statutory definition of kennel and then to clarify in 4.1.C that kennels are not allowed.

There was discussion regarding Temporary Living Quarters and the Commission discussed time limits for Zoning Permits and the requirement for a Special Permit and decided to re-separate the regs regarding temporary living quarters and emergency temporary living quarters. The Commission decided to allow by Zoning Permit for up to a year and a Special Permit for up to a year and then longer only at the discretion of the Commission.

There was detailed discussion of Farm Wineries and Farm Winery Restaurants. Chairman Greenberg stated there was no attorney comments for these draft regs because the attorney wrote them but it turned out the East Granby regs they were written for do not seem to work for the winery in Scotland. There was discussion of other town’s regulations and that the attorney’s concern is that someone grow a few grapes and try to open up a restaurant in the residential zone. Robert Brautigan had a problem with the retail store because it allowed products to be sold other than grown on the farm.

Chairman Greenberg said we will have to wait until March for our hearing and between now and February get winery regs together that will work for Stearns and bring to the Commission in February.

VII. New Business. None.

VIII. Sub-Committee Reports. None.

IX. Audience of Citizens.

Jeff Jakubowski recommended the Commission review Pomfret regulations regarding wineries. Additionally, he discussed the fact that solar panels can block sunlight from entering adjacent properties.

X. Administrative Reports. None.

XI. Communications and Bills. None.

XII. Commission Open Discussion. None.

XIII. Adjournment.

Upon MOTION by Peter Martin, Seconded by Larry Miller, it was voted unanimously to ADJOURN the meeting at 8:28 p.m.

APPROVED BY THE SCOTLAND PLANNING & ZONING COMMISSION ON FEBRUARY 19, 2014.