

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

**DECEMBER 18, 2013 REGULAR MEETING  
7:30 PM - TOWN HALL  
9 DEVOTION ROAD, SCOTLAND, CT**

**MEETING MINUTES**

**I. Call to Order.**

Chairman Greenberg called the meeting to order at 7:35 pm.

**II. Roll Call/Seating of Alternates.**

In Attendance: Gary Greenberg, Chairman, Peter Martin, Robert Brautigan, Lee Hebert, Alt. Henry Bowers and Alt. George Perry, both seated as regular members.

Absent: Terrence Delaney, Vice-Chairman, Larry Miller, Secretary, Erica Andrews and Alt. J. Douglas Cameron.

Also in Attendance: Liz Burdick, Zoning Enforcement Officer.

Chairman Greenberg advised the Commission of the death of long-time member, J. Douglas Cameron.

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

*Upon MOTION by George Perry, SECONDED by Robert Brautigan, it was voted to add to the agenda a referral from the Town of Sprague for proposed zoning regulations amendments.*

**IV. Approval of the Minutes – 11/20/2013 Meeting Minutes.**

*Upon MOTION by Robert Brautigan, Seconded by PM, It was voted unanimously to APPROVE the minutes of the November 20, 2013 meeting.*

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

**VI. Old Business.**

**A. Discussion of future proposed text amendments to the Scotland Zoning Regulations regarding farm wineries/farm winery restaurant.**

The Commission reviewed proposed regulations for the Town of East Granby written by Attorney Mark Branse and the CT General Statutes regarding Farm Wineries and will discuss further and review at its next meeting on January 15, 2014.

**B. Discussion of future proposed text amendments to the Scotland Zoning Regulations regarding Medical Marijuana.**

The Commission discussed whether it should propose regulations for both Production and Dispensary facilities or for one or the other or whether existing regulations for our large greenhouses already allow this and will review further at its next meeting on

**C. Discussion of Kennels.**

The Commission reviewed the State of CT definition of kennels as a pack of dogs used for sport, breeding or show, but does not specify any number of dogs. The Commission agreed to re-insert the definition of kennels in the regs and state they are prohibited in the Town and instructed the ZEO to write draft regulations (definition) for the next meeting.

**D. Discussion of Mobile Home Regulations.**

ZEO Burdick stated that she is still working on Draft Regulations and will have for the Commission to review at its next meeting.

**VII. New Business.**

**A. Approval of 2014 PZC Meeting Schedule.**

*Upon MOTION by Peter Martin, SECONDED by Robert Brautigan, it was voted unanimously to APPROVE the 2014 Planning & Zoning Commission Meeting Schedule.*

**B. Election of Officers.**

*Upon MOTION by Robert Brautigan, SECONDED by Henry Bowers, It was voted unanimously to APPROVE the nomination of Gary Greenberg for PZC Chairman.*

*Upon MOTION by Robert Brautigan, SECONDED by Henry Bowers, It was voted unanimously to APPROVE the nomination of Terrence Delaney for PZC Vice-Chairman.*

*Upon MOTION by Robert Brautigan, SECONDED by Henry Bowers, It was voted unanimously to APPROVE the nomination of Larry Miller for PZC Secretary.*

**C. Accessory Uses without Primary Structures.**

ZEO Burdick discussed the matter of having an accessory building on a site with no primary building due to the fact the primary structure was destroyed, but not yet rebuilt and the Commission concluded a letter on should be placed on the Land Records regarding same. There was further discussion of future development of regulations regarding temp use of an accessory building while SFR under construction.

**D. Sprague Proposed Zoning Regulations Text Amendments.**

The Commission reviewed proposed changes and found no intermunicipal impact.

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

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

**X. Administrative Reports.** ZEO Burdick stated lots of zoning inquiries and C&D Order

**XI. Communications and Bills.** None.

**XII. Commission Open Discussion.** Chairman Greenberg stated that Joshua's Trust has still not closed on the Bowers Subdivision Open Space property as it is unhappy with the Easement and asked if we would we consider a management plan. Chairman Greenberg stated the PZC will consider only after clarification from lawyer and whether a subdivision modification is needed. Henry Bowers suggested having a representative come to the PZC with Management Plan.

Lee Hebert suggested the Town provide power to the MMJ facility.

Lee Hebert suggested the Town sell spring water.

The Commission noted there is now an opening for an Alternate PZC member.

**XIII. Adjournment.**

*Upon MOTION by Robert Brautigan, SECONDED by Peter Martin, it was voted unanimously to ADJOURN the meeting at 8:32 pm.*

**APPROVED BY THE SCOTLAND PLANNING & ZONING COMMISSION ON JANUARY 15, 2014.**