

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

**NOVEMBER 27, 2013 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 7:38p.m.

II. Roll Call/Seating of Alternates.

Members Present: Chairman Gary Greenberg, Vice-Chairman Terrence Delaney, Peter Martin, Robert Brautigan, Erica Andrews (unsworn) and Alternate George Perry.
Absent: Larry Miller, Alternate Henry Bowers and Alternate J. Douglas Cameron.
Alternate George Perry was seated for Larry Miller.

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

Upon MOTION by Terrence Delaney, SECONDED by Robert Brautigan, it was voted unanimously to ADD THE AGENDA Item "D" – Discussion of Kennels and Item "E" – Discussion of Temporary Living Quarters/Mobile Home Regulations.

IV. Approval of the Minutes – 08/21/2013 Meeting Minutes.

Upon MOTION by Robert Brautigan, SECONDED by Terrence Delaney, it was voted to APPROVE the minutes of the 8/21/2013 meeting with corrections. IN FAVOR: Terrence Delaney, Robert Brautigan Gary Greenberg & George Perry. ABSTAINED: Peter Martin. NOT VOTING: Erica Andrews and Lee Hebert.

V. Audience of Citizens. None.

VI. Old Business.

A. Update regarding future Scotland POCD. ZEO Burdick stated she would be contacting NECCOG to assist the PZC with the update.

VII. New Business.

A. Appointment of PZC member(s). Chairman Greenberg stated that former

Alternate Member Lee Hebert had inadvertently been left off the ballot for re-election leaving only six regular members due to Cameron becoming an alternate, but the PZC had the power to appoint members.

Upon MOTION by Terrence Delaney, SECONDED by Robert Brautigan, it was voted unanimously to APPOINT Lee Hebert as a regular member of the Commission.

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

Chairman Greenberg stated that there was a need for regulations regarding farm wineries and accessory uses such as a restaurant because of the Stearns' vineyard that was opening a tasting room and planned to open a restaurant and have banquets & weddings. ZEO Burdick distributed similar regulations of the Town of North Stonington and further regulations were pending from the town's attorney. There was general discussion about wineries and grapes grown on the site vs. being purchased. The Commission requested Burdick provide them with the CT General Statutes laws regarding farm wineries for its December meeting.

C. Discussion of future proposed text amendments to the Scotland Zoning Regulations regarding medical marijuana.

Chairman Greenberg presented a memorandum from the Town's attorney regarding medical marijuana producers and distributors citing the possibility of bringing a producer to Scotland. He stated a secured greenhouse facility would neither generate a lot of trucking nor generate a lot of pollution, security requirements are high and the inventory would generate tax revenue. Terrence Delaney stated it fit with Scotland's ag uses. Burdick presented proposed regulations from the Town of Newington. The Commission reviewed the memo and tabled further discussion to its December meeting.

D. Discussion of Kennels.

ZEO Burdick stated she has been getting a lot of inquiries regarding whether kennels are allowed in the Town of Scotland.

A perspective buyer, Michael Carroll stated that he wanted to purchase a home and breed dogs for sale. Scotland Resident Donald Elkins of Kemp Road inquired as to whether he was operating a kennel. Chairman Greenberg stated that the Town does not allow kennels and it was the decision of the Commission to remove the regulations regarding kennels prohibit them about 8 or 9 years ago. There was discussion about how the Town and/or the State classifies a kennel and the ZEO stated that she believes over 9 dogs is a kennel. Chairman Greenberg stated if you are operating a business with regard to the dogs, then you are operating a kennel and it is a zoning violation. The discussion was tabled to the next meeting to investigate further with the Town's attorney and get advice

and Chairman Greenberg stated that any person could bring regulations regarding kennels to the Commission. But he stated that in the meantime, kennels are not permitted.

E. Discussion of Temporary Living Quarters/Mobile Home Regulations.

Chairman Greenberg stated he wanted to review 8.8 regarding Temporary Living Quarters for building a new house or as an emergency due to Fire or Other Natural Disaster and asked ZEO Burdick for clarification regarding “progress inspection by the ZEO” as stated in 8.8.D.3. He stated that it doesn’t make sense to make it necessary for a special permit in the event of a fire or natural disaster and it should be administrative for the first six (6) months and that within the first three months it may be extended administratively if a building permit for rebuilding is issued OR it should be administrative for six (6) months during which time the property owner must apply for a special permit from the PZC or combine 8.8.D with Section 8.8B and make it all the same process. Greenberg stated either way, the regulation needed to be changed.

VIII. Sub-Committee Reports. None.

IX. Audience of Citizens.

Jeff Jakubowski stated he does not want to see a farm purchase wine and put its label on it. ZEO Burdick clarified that would be a manufacturer and not a farm winery and not allowed in the Town of Scotland.

There was general discussion of gun ranges/shooting facilities, which are not permitted in the Town of Scotland.

X. Administrative Reports. None.

XI. Communications and Bills. None.

XII. Commission Open Discussion.

Commissioner Erica Andrews addressed the issue of natural cemeteries and general discussion followed and there was discussion of developing regulations for cemeteries.

XIII. Adjournment.

Upon MOTION by Terrence Delaney, SECONDED by Robert Brautigan, it was voted unanimously to ADJOURN the meeting at 8:40 p.m.

Respectfully Submitted,

Liz Burdick
Zoning Enforcement Officer

APPROVED BY THE PLANNING & ZONING COMMISSION ON DECEMBER 18, 2013.