

TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



Meeting Minutes
Monday, August 25, 2025 – 7:00 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

1. Call to Order B. Syme called the meeting to order at 7:14pm

2. Roll Call/Seating of Alternates

Members Present: B. Syme, J. Troeger, I. Kisluk, J. Jakubowski, R. Manning

Alternates Present: D. George for M. Garrison, S. Gadbois for R. Brautigam

Others Present: Audience of Citizens

3. Additions/Changes to the Agenda- None

4. Approval of Minutes

Motion to approve the minutes of the July 28th meeting made by J. Jakubowski, 2nd by J. Troeger

Motion carries

Motion to keep the public hearing open made by J. Jakubowski, 2nd, R. Manning

Motion carries

5. Audience of Citizens -None

6. New Business

a. The application from A. Bienvenido at 5 Kemp Road has been received and a public hearing will be set for September 22, 2025. I. Kisluk will send information to the commission and place an ad in the paper.

7. Public Hearing

J. Jakubowski called the Public Hearing to order at 7:18 pm

I. Kisluk opened with a recap of the 7/28/25 Public Hearing and stated that it needs to be closed within 35 days (Sept 1) unless applicants' permission is received to continue, at that point the commission will need to render a decision within 65 days of closing (Oct 29).

She continued to read through the recap (see attached) for the audience. She also had some draft motions to submit to the commission for consideration.

J. Jakubowski: What structures on the property are being used for worship?

J. Owen: Presently in the house in a conjoined room that fits 30 people. We may also use the shed at times for smaller groups

J. Jakubowski: What are the future plans you have for the property? Will you be asking for another Special Permit in the future?

J. Owen: There are no plans to expand beyond what is in this application. The narrative section does mention a small monastic community but that is not what is being requested but in the distant future (more than 5 years)

J. Jakubowski: Would you be opposed to having an A2 Survey done so that we can delineate for parking area for both P&Z and Wetlands and the boundaries of the neighboring properties?

J. Owen: That would be ideal but at this moment we don't have the funds to do that. It's over \$10k to get it done.

J. Jakubowski: Have you worked with an engineer to design the parking lot area?

J. Owen: We had a private wedding held at the property and there were around 50 vehicles, and we used a grassy area that worked very well.

Open to the Audience to ask questions/voice concerns:

Via phone: Stacy and Paul Rozinsky (?) How far is he going to clear the land?

J. Owen: We have no intention to clear the land; we have 10 acres cleared and 20 forested.

J. Jakubowski: Is all the parking will be on right hand side of Rt 14?

J. Owen: Yes, that is correct. The area to the left of the barn was used prior

C. Lasch: When do you plan to return to run this business?

J. Owen: I'm in a 25-year program with 15 left. I have a member of our clergy running it now.

S. Gadbois: Will you be visiting at all?

J. Owen: Usually once per year for about a month. Melinda Wright lives on property as volunteer property manager. Other clergy members who will take residency there will assist as well.

J. Jakubowski: How many people are living there now?

J. Owen: There are 3 people; Melinda Wright (mother), a clergy member, and a tenant in the accessory dwelling unit which is part of the house and occasional guests

J. Jakubowski: How long would it take to come up with a parking plan?

J. Owen: Regarding overflow parking on the grass. I can do that within the next 24 hours. Handicapped parking is reserved near the entrance to the home.

R. Dzieken: What are the times for the classes?

B. Syme: 8am – 8pm

R. Dzieken: I am not comfortable with this until an A2 survey is completed.

An audience member asked if they were putting a fence there

B. Syme: This is no plan for a fence.

At this point they were speaking over one another, and audio was hard to make out, but R. Dzieken feels that Forest of Wisdom should put up a fence since they are the ones opening a business, J. Owen feels that if the neighboring property owners wanted fences, they should put them up themselves.

B. Syme: The board still has some special requests for this permit so we will close the public hearing and ask that J. Owen send a list of things he is willing to do.

I. Kisluk let the committee know that if they closed the Public Hearing tonight, they could not receive any more information or amendments.

B. Syme asked if J. Owen would allow the hearing to remain open, and he is in favor of that decision.

B. Syme requested an actual map of the area so that the board could see the actual area between the properties. Suggested speaking to Sharon George at town hall to help locate that.

S. Gadbois: Did you have a quote for an A2 survey that you can submit?

J. Owen: I believe it was closer to \$13k, I will find it and send it. Having that requirement would not be possible at this time.

B. Syme: We are trying to determine the financial burden of this.

G. Dzieken: asked why J. Owen can get out of doing an A2 survey for his property because he can't afford it but if he wanted to put an addition on his home that came close to a property line that could not be determined, he would have to have a survey done.

B. Syme: In 6 years we have not had anyone get an A2 survey.

S. Gadbois: This is something that the commission needs to discuss and figure out.

J. Jakubowski: I believe that this is a map with the subdivision on Brunswick Road that would show the property lines.

S. Gadbois: The purpose of a Public Hearing is to gather information and gives both the board and public the opportunity to give and request more information.

J. Jakubowski made a motion to continue the Public Hearing to September 22, 2nd S. Gadbois

Motion carries

8. Old Business

- a. **PZ2025-002** J. Owen (Owner/Applicant) Special Permit Application

9. Sub-Committee reports-

None

10. Regulation Revisions (Discussion)

a. J. Jakubowski will send a soft copy of the Zoning regulations to committee members and will set a meeting date of September 10, 2025

b. Setbacks for Interior lots - None

11. Audience of Citizens- None**12. Administrative Reports**

a. Enforcement Report- I. Kisluk reported that the application for the dog kennel will be digitized and submitted. She will speak to the building official and at the meeting of September 22 we will have the Public Hearing for that. The other property on Kemp Road and Gager Hill Road will have notices going out tomorrow and thereafter, will follow the zoning regulations for citations within 30 days.

b. Education- None

12. Communication and Bills- None**13. Commission Open Discussion- None**

14. Executive Session- The committee went into Executive Session at 8:02pm and returned at 8:30pm.

15. Adjournment

Motion to adjourn at 8:32 pm made by R. Manning, 2nd by B. Syme
Motion carries

Respectfully submitted by,
Sharon George

TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



STAFF REPORT REGULAR MEETING 8/25/2025

DATE: August 25 2025
TO: Planning & Zoning Commission Membership
FROM: Isabelle Kisluk, ZEO
RE: Staff Report

PZ2025-003 Alex Bienvenido (Owner/Applicant) Special Permit application for a Rural Business Use at 5 Kemp Road, MBL 6-10-20 in the RA District.

- The date of receipt for this application is today, 8/25/2025
- A Public Hearing must be held within the next 65 days (by 10/29/2025)
- **Recommend scheduling the public hearing for the PZC's next regularly scheduled meeting, September 22, 2025** →

PZ2025-002 Jonathan Owen (Owner/Applicant) Special Permit application for a Place of Worship at 51 Palmer Road, MBL 22-21-6 in the VC District.

- The public hearing for this application opened on 7/28/2025
- **The Commission must close the Public Hearing within 35 days of opening (9/1/2025) or request an extension from the applicant.**
- The Commission must render a decision within 65 days of closing the public hearing (10/29/2025 if closed tonight)

Considerations

- There is an existing Special Permit, 21-3-SUP, which was granted for parking and storage of contractor's equipment with the following conditions:
 1. There shall be no equipment/vehicle maintenance outside of vehicles registered to the property owner(s), and equipment owned by the property owner(s).
 2. The total number of vehicles other than those registered to the property owner(s) to be stored on site will be three (3) trailers up to 50' in length and eight (8) other vehicles.
 3. No bulk fuel or hazardous chemicals will be stored on site.
 4. All other chemicals will be stored out of the weather, on an impervious surface, and in double walled containment with the capacity to hold the content of the original container if punctured, as conditioned by John Valente, Scotland Wetland Enforcement Officer.
 5. Material storage will not exceed 10' in height and will be screened as indicated on the site plan in the 30' x 100' fenced area.
 6. All vehicles stored for greater than six (6) months will be taxed by the town of Scotland.
 7. Any ingress and egress other than by the property owners or invitees of the property owner shall take place between 7 am and 8 pm.

- The “tiny home” application has been revised. The structure will be a shed for recreational use only, not for residential use. No additional living facilities may be permitted on the property at this time, unless the Commission receives a Special Permit application for a Multi-Family dwelling. The structure is to be inspected by the Building Official.
- Site plan requirement: No site modifications are currently proposed beyond a designated parking area for events, and no updated site plan has been provided for this application. The Commission has the right to require an A2 survey of a property for a Special Permit should they feel one is needed. It is up to the Commission to determine if a survey is required at this stage, or if one would be required in the future should the applicant apply for modifications to expand their use.
- Owner occupancy requirement: Our current regulations do not speak to an owner-occupancy requirement for Special Permit uses.
- Parking lot clarification: Regulations state that “adequate off-street parking” shall be supplied for proposed uses. Currently, we only have clear parking standards for residential uses, home occupation, and rural business uses. For each, parking requirements are tied to the amount of gross floor area proposed for a use.
- Large events: The Commission may consider limiting the number of large events per year and may include requirements for facilities as-needed. For context, Hillyland Farm Winery was approved with a condition of limited outdoor events, and a condition to comply with all public health codes.
- Boarders: We currently do not have any allowances or limitations for boarders within a Single-Family Dwelling, but we do have the following definitions which may be relevant:
 1. *Bed and Breakfast Establishments- means a dwelling, part of which is occupied by the owner of the building as a permanent residence, in which no more than four (4) rooms and breakfast meals only are provided on a daily basis to transients for compensation.*
 2. *Family- means (a) Any number of individuals related by blood, marriage, civil union, or adoption, living together as a single housekeeping unit; or (b) A group of not more than three (3) persons, not so related by blood, marriage, or adoption, living together as a single housekeeping unit.*
- Clarifying the mixed use: Special Permits run with the land unless they are otherwise conditioned for a renewal.
- Conditions: The Commission may condition the Special Permit to limit the impact on adjacent parcels. Based on the questions from the opening of the public hearing, the following conditions may be relevant:
 1. Requirement of renewal after a specified time period
 2. Limitation on the number of outdoor events and hours of operation
 3. A requirement that all parking for events must be accommodated on-site
 4. Buffering or property marking requirements to limit wandering of guests

To close the public hearing of PZ2025-002 the Special Permit application of Jonathan Owen (Owner/Applicant) for a Place of Worship at 51 Palmer Road, MBL 22-21-6 in the VC District.

OR

*To continue the public hearing of PZ2025-002 the Special Permit application of Jonathan Owen (Owner/Applicant) for a Place of Worship at 51 Palmer Road, MBL 22-21-6 in the VC District until the next regularly scheduled meeting of September 22, 2025.

*Applicant's permission is required to continue the public hearing further.

To approve PZ2025-002 the Special Permit application of Jonathan Owen (Owner/Applicant) for a Place of Worship at 51 Palmer Road, MBL 22-21-6 in the VC District with the following conditions:

1. A maximum of (x) outdoor events may be allowed annually. The applicant shall provide notification to the Zoning Enforcement Officer at least fourteen (14) days prior to the event. All event parking must be accommodated on-site, no street parking is permitted.
2. The Place of Worship as proposed shall comply with all requirements of Eastern Highland Health District and the State of Connecticut Department of Health. Outdoor events must receive all necessary permits, including approval from the Scotland Building Official for event tents and approval from Eastern Highlands Health for temporary restroom facilities as required.
3. Hours of operation will be from 8AM-8PM
4. This Special Permit shall require review and renewal every X years.
5. The property line shall be marked every 100' to prevent guests from wandering onto adjacent private property.
6. Any substantial change to the use as described will require an application to modify this Special Permit, and a new Public Hearing will be required for such modifications.

Return to:

Michael Turgeon
51 Palmer Road
Scotland, CT 06264

SPECIAL WARRANTY DEED

INSTR # 2017000181
VOL 75 Pgs 218 - 220 (3 pgs)
RECORDED IN SCOTLAND LAND RECORDS
RECD 06/08/2017 01:51:38 PM
LISA A. CLARK, TOWN CLERK
NO CONVEYANCE TAX

KNOW YE, THAT, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION organized and existing under the laws of the United States of America acting herein by BENDETT & MCHUGH, PC, its duly appointed attorney in fact, hereinafter referred to as Grantor, for the consideration of TWO HUNDRED SIXTY THOUSAND ONE AND 00/100 (\$260,001.00) DOLLARS received to its full satisfaction of Michael Y. Turgeon hereinafter referred to as Grantee, does hereby grant, bargain, sell and confirm unto the said Grantee, all such right, title interest, claim and demand which the said Grantor now has in and to all that certain real property known as 51 Palmer Road, in the Town of Scotland, County of Windham and State of Connecticut as further described on Schedule A attached hereto

THE ABOVE PREMISES ARE ALSO CONVEYED SUBJECT TO:

1. Any and all provisions of any municipal ordinance or regulation, any federal, state, or local law, including but not limited to, the provisions of any zoning, building, planning, or inland wetland rules and regulations governing the subject property.
2. Taxes to the Town of Scotland on the Grand List of October 1, 2016, which become due and payable after the date of the delivery of this deed, which the Grantee herein agrees to assume and pay as part of the consideration herein.
3. Easements, restrictions, and rights of way, as of record appear in the Scotland Land Records.

To have and to hold, the above granted and bargained premises with the appurtenances thereof unto the said grantees, and the survivor of them, their heirs and assigns to their proper use and behoof. And also, the said Grantor does hereby covenant with the said grantees, and to the survivor of them, their heirs and assigns, that it, acting by its duly authorized officer as aforesaid, has the full power and authority, to grant and convey the above described premises in manner aforesaid, and for itself and its successors and assigns does further covenant to warrant and defend the same to the said grantees, or the survivor of them, their heirs and assigns, against the claims and demands whomsoever claiming by, from or under it, for the period of the Grantor's ownership, except as is above written.

17100011

WITNESSED BY:


By:

Renee E. Bishop, Attorney

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) ss: Farmington

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Commissioner of the Superior Court
Notary Public

JESSICA MONTALVO
NOTARY PUBLIC
State of Connecticut
My Commission Expires
September 30, 2017

Book75/Page219 CFN#2017000181

Schedule A

A certain tract or parcel of land together with the buildings thereon standing, situated in the Town of Scotland, County of Windham and State of Connecticut, and bounded and described as follows:

Beginning on the south side of the highway leading from Scotland to Canterbury at the northeast corner of land of Martha Moffitt, thence easterly by said highway to the Brunswick Road, thence southerly by said Brunswick Road to land of Thomas C. Phelps, thence westerly by said Phelps land to land of the Estate of Clarence H. Perry, thence northerly by said Perry land to land of James H. Johnson, thence easterly by said Johnson land and thence northerly by said Johnson land to land of Martha Moffitt, thence easterly by said Moffitt land and thence northerly by said Moffitt land to the place of beginning, containing 32 acres more or less.

Subject to a certain easement described in an Assessment and Notice of Condemnation dated August 2, 1999 and recorded in Volume 45, Page 818, which easement is more particularly described as follows:

A full and perpetual drainage right of way easement within an area of 1,442 square feet, more or less, located between and opposite Station 1+566.3 and approximate Station 1+590 right, Base Line, Present Windham-Canterbury Road, Conn. Route 14/97, as shown on a map entitled: "TOWN OF SCOTLAND MAP SHOWING EASEMENT ACQUIRED FROM WILLIS S. SHAFER ET AL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF CONN. ROUTE 14/97 July 1998 JAMES F. BYRNES, JR., P.E. - TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS". Last Revised 2-22-99, Sheet 1 of 1 (123-64-3).