

# TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



Meeting Minutes  
Monday, March 24 – 7:00 p.m.  
Scotland Fire Department, 47 Brook Road, Scotland

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**1. Call to Order** B. Syme called the meeting to order at 7:01 p.m.

## **2. Roll Call/Seating of Alternates**

Members Present: S. Gadbois, R. Manning, G. Nelson, B. Syme, J. Jakubowski, R. Brautigam, I. Kisluk

Alternates Present: S. Gadbois (seated for M. Garrison)

Others Present: Members of the public

**3. Additions/Changes to the Agenda**-none

## **4. Approval of Minutes**

Motion to approve the minutes of the Regular meeting held on January 27<sup>th</sup>, 2025, made by R. Manning, 2nd J. Jakubowski-motion carries.

## **5. Audience of Citizens**

a. The owners of 5 Kemp Road would like to open a dog sitting business/kennel in addition to that they work with Dogs for Veterans who rehabilitate dogs and get them adopted out to veterans. The state is requiring them to obtain a commercial kennel license, and they are in the process of fulfilling the requirements for that. They intend to install a metal building that would be soundproofed. They were instructed to fill out a Special Permit that will be presented at the April meeting.

RECEIVED FOR RECORD THIS 31<sup>st</sup> DAY  
OF March 2025 AT 11:38 (am/pm)  
Shawn George  
SCOTLAND TOWN CLERK

b. The owners of 347 Hanover Road would like to put a trailer on the property to help their disabled veteran son. They will speak with EHHD to find out what will be required of the septic system and Isabelle will sign off when the plan is complete.

## **6. New Business**

a. J. Aldrich 537 Devotion Road appeared to answer any question about his special permit to use a building on his property to host his firearms business. A legal notice was placed in The Chronicle from 3/14/25-3/21/25. There will be no signs posted, there are 3 separate parking areas, and this is a "by appointment only" business. Upon answering these questions, the board voted to close the public hearing and to approve the plan as submitted. Motion made by R. Manning, 2nd S. Gadbois-motion carries.

b. Blight- First Selectman D. Barrow attended to review the Blight Ordinance he proposed to the committee. The committee gave some insightful feedback on some changes of wording they would like to see. D. Barrow agreed and will take those ideas into consideration and will report back in April. He wanted to emphasize that Scotland was a small farm community, and we didn't want to make this so strict that it could cause issues.

c. Gager Hill Road Solar project. Greenskies will host a public Q&A session on April 1<sup>st</sup> at 6:30 pm at the Scotland Volunteer Fire Department. The CT Citing Committee will be making the decision on this not the town. J. Jakubowski and D. Barrow will be meeting with the town's assessor Wednesday evening to discuss the tax benefits to the town.

Z. Ring asked if this information was available on the town's website. (yes)

## **7. Was missed on the agenda**

**8. Sub-Committee Reports-** J. Jakubowski reported that there are currently 13 proposals at the state, but they are waiting to see what funding may be cut from the federal government. B. Syme received an email that highlighted how these numbers were calculated. There are currently several municipalities that are exempt as the state believes they already have more than 10%. This was looking at government assistance, section 8, deeded rights (not less than 10 years) and USDA/CHFA. This is for those whose income is 30% less than or equal to 80% of the median income of the town. If someone owns a rental property and wants to be part of the count for the town, they could add this to the deed with those terms. Right now, the state shows that the town of Scotland (as of the 2020 census) had 650 houses, none are govt assisted, none are tenant rental, 23 are USDA/CHFA loans. The discrepancy could fall into the zip code issue, but since the town of Hampton shows even less than us that doesn't seem to be the case. The state shows us at 42 units currently.

## **9. Regulation Revisions- None**

**10. Audience of Citizens-** J. Beck shared his disapproval of the Solar Project on Gager Hill Road as he feels it will affect his property in a negative fashion.

## **11. Administrative Reports**

### **a. Enforcement Report-**

1. I. Kisluk reported that the tractor trailer on Gager Hill Rd has not been moved. If this is registered in the town, they may consider a special permit for it provided it can be parked on the owner's own property without obstructing the sight line. I Kisluk will check on the accessory buildings at 51 Palmer Road.

**b. Education-** Committee members need 4 hours of training and classes will be available soon. The cost is \$35 per class.

- April 11- in person
- April 22- in person/ZOOM
- April 26- in person/ZOOM

R. Brautigam suggested getting together to do them as a group.

**12. Communication and Bills-**

Canterbury Zoning Commission is hosting a Public Meeting to discuss changes to their campground rules. We can make comments to send to the meeting. No comments.

**13. Commission Open Discussion-**

**14. Executive Session-** None

**15. Adjournment**

R. Manning made a motion to adjourn at 8:28 p.m. 2<sup>nd</sup> J. Jakubowski  
Motion carries

*Respectfully submitted,  
Sharon George*