

TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



Special Meeting Minutes
Monday, August 26, 2024 – 7:00 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

1. Call to Order B. Syme called the meeting to order at 7:00 p.m.

2. Roll Call/Seating of Alternates

Members Present: B. Syme, R. Manning, M. Garrison, R. Brautigam, J. Nelson, J. Jakubowski, J. Troeger

Alternates Present: S. Gadbois

Others Present: ZEO I. Kisluk, members of the public

3. Approval of Minutes

A. Special Meeting of June 24, 2024

J. Jakubowski made a motion to approve the Special Meeting minutes of June 24, 2024. R. Manning seconded. Motion passed unanimously.

B. Special Meeting of July 22, 2024

R. Manning made a motion to approve the Special Meeting minutes of July 22nd, 2024. J. Jakubowski seconded. Motion passed unanimously.

4. Audience of Citizens None

5. New Business

A. PZ2024-004-SP (RENEW) Application of Steven Coit, for annual renewal for Gravel Operation at Route 14, Palmer Road.

R. Manning made a motion to renew the graven operation at Rt. 14, Palmer Road. J. Troeger seconded. Motion passed unanimously.

6. Old Business

A. 2024 Affordable Housing

Looked at recommending a feasibility study, need to find the number of houses required to reach 10% as per the state mandate. Scotland is currently at just 4%. A discussion on the possibility of a 55+ community that would bring in the required numbers to reach the 10% threshold. B. Syme recommended starting a sub-committee made up of 2-3 members of the P&Z board as well as a few town citizens to join in to conduct a feasibility study. The state requires that this be documented by October of this year.

7. Sub-Committee Reports

A. Regulation revision subcommittee

R. Manning submitted wording for a regulation on "Tiny Houses" in town. (see attached). The Commission discussed how Tiny Houses could be best defined and regulated.

8. Regulation Revisions (Discussion) Tabled until next meeting.

9. Audience of Citizens-None

10. Administrative Reports

A. Enforcement Report-

RECEIVED FOR RECORD THIS 3rd DAY
OF Sept 2024 AT 10:00 am/pm
Shawn George
SCOTLAND TOWN CLERK

I. Kisluk and B. Syme met with the owner on Pudding Hill Road to discuss the letter that was sent regarding the "farm stand". I. Kisluk received a letter from the Department of Consumer Protection following an inspection of the property. She stated that the owner has voluntarily removed the regulated materials that were in question, and she is hopeful that they can bring this resident and his stand into compliance. The next step is to set up a meeting with other town staff and the Department of Consumer Protection. I. Kisluk recommends looking at how "farm stands and "farm stores" are defined in the regulations. S. Gadbois gave the current wording of what is on the books but also read information on how it's defined in other towns.

B. Commissioner Education

I. Kisluk stated that all training is now in compliance with the state. New members after 11/23/2024 will need to complete the 4-hour training and renewals are every 4 years.

11. Communication and Bills-None

12. Commission Open Discussion

J. Jakubowski asked if the filing fees for L. Trainor could be waived when she reapplies for her special permit as she has paid the town several times already. I. Kisluk will send an email and check the regulations and report back at the next meeting. Motion to waive the reapplication fee for a Special Permit for L. Trainor was made by J. Troeger. Seconded by S. Gadbois. Motion passed unanimously.

13. Executive Session-None

14. Adjournment

R. Manning made a motion to adjourn at 8:22 p.m. R. Brautigam seconded. Motion passed unanimously.

Respectfully submitted,

Sharon George

Tiny Houses

1. A tiny house is any dwelling structure under 500 square feet and may be mobile or permanently installed.
2. Any tiny house that has any sort of plumbing must meet Eastern Highlands District requirements regarding water supply, wastewater and sewage disposal.
3. Any mobile tiny house that fails to meet Eastern Highland District requirements may not stay in Scotland more than 30 consecutive days.