

Town of Scotland
Planning and Zoning Commission
July 15, 2026-7:15 pm
Scotland Fire Department, 47 Brook Road, Scotland, CT

Meeting Minutes

1. Meeting called to order at 7:27 pm by J. Jakubowski

2. Roll Call/Alternates: R. Manning, H. Bowers, M. Garrison, J. Jakubowski, G. Nelson, R. Brautigam, B. Syme (remote), J. Blake, S. George (Secretary)

H. Bowers is seated for J. Troeger

3. Additions or Changes to the Agenda: None

4. Approval of Minutes: *Motion to approve the minutes of the June 17th, 2026 meeting by R. Brautigam, 2nd by M. Garrison.* Correction made by J. Jakubowski that the motion last month was made by R. Brautigam and 2nd by H. Bowers.

Motion carries with R. Manning and B. Syme abstaining.

5. Citizens' Participation: None

6. Public Hearings: None

7. Unfinished Business: None

8. New Business

a. 2027-2037 Plan of Conservation & Development (POCD) Discussion: J. Jakubowski gave a brief synopsis of the last meeting where there was a presentation from NECOGG. B. Syme recalled that the last time the POCD was updated it took 13 months and suggested that minimal changes would need to be made. R. Manning suggested reviewing the commission's goals and adding a few more and that they could also utilize the census data. He mentioned that they would need to ensure that we are following the statutes. J. Blake suggested updating the demographics, maps and some additional information and perhaps addressing the climate change that the state will require just after this is due. J. Blake felt that the price from NECOGG was fair. It was decided that B. Syme would send a letter to the selectmen to move forward with NECOGG's proposal.

b. Workshop- Zoning Regulations: J. Blake distributed a 9-page packet (see attached) to the commission. Items marked in red are recommended changes. The Right to Farm, Food Trucks, Food Shares and Farm Stores were discussed. J. Blake suggested clarifying the Village District allowables and

restrictions. J. Jakubowski asked for guidance on what the next steps would be. J. Blake will send the file to the members so that they can go line by line and make any suggested corrections or additions where they felt they are needed. From there it would go to the towns attorney and then to a Public Hearing.

9. Sub-Committee Reports: None

10. Correspondence to the Commission: J. Blake gave the zoning report to the commission

11. Commission Open Discussion: Discussion took place.

12. Adjournment: *Motion to adjourn at 8:02 made by R. Manning, 2nd by R. Brautigam*

Motions carries.

Respectfully submitted,

Sharon George

PZC Secretary