



TOWN OF SCOTLAND
PLANNING & ZONING COMMISSION

Wednesday, August 19, 2026, at 7:15 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

MEETING MINUTES

1. **Meeting called to order at:** 7:15 by B. Syme, Chair

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

Members Present: G. Nelson, J. Troeger, M. Garrison, B. Syme, R. Brautigam, J. Troeger, J. Jakubowski (by phone)

Alternate Members' Present: H. Bowers seated for R. Manning

Others Present: Members of the Audience

3. **Additions or Changes to the Agenda:** None

4. **Approval of Minutes:**

Motion to approve the meeting minutes of the July 15th, meeting made by R. Brautigam

Motion 2nd by M. Garrison. Motion carries.

5. **Citizens' Participation:** None

6. **Public Hearings:** None

7. **Unfinished business:**

a. Workshop- Zoning Regulations

J. Blake began by addressing the commission to ask if anyone had any questions about the suggested revisions that were sent out. The consensus was that members had not gone through the revisions as of yet. B. Syme did have some questions that J. Blake addressed. J. Troeger and R. Brautigam will stop by Secretary, S. George's office to pick up a hard copy to work on. J. Blake will send out a working copy so that each person can keep track of their comments/suggestions/change requests and will be reviewed at next month's meeting.

8. **New Business:**

a. Special Permit Application #PZ2026-01 (Renewal) of Steven Coit for Annual Renewal of Gravel Permit Operation at Rte. 14, Palmer Road (MBL 19-17-2) in the Rural Agricultural District.

J. Blake informed the commission that he did an inspection of the gravel pit earlier today and was satisfied with what he saw.

Motion to approve the renewal of Special Permit PZ2026-01 made by J. Jakubowski, 2nd by R. Brautigam. Motion carries.

J. Jakubowski also mentioned that the gravel pit on Gager Hill Rd that was run by Mr. Savino, who has since passed away, is not sure of its status. Historically, it came up for renewal at the same time as Mr. Coit, but the commission has not heard from anyone in at least 2 years' time. J. Blake stated that he has not walked it but in satellite imaging it does appear to be grown in.

J. Jakubowski mentioned that there does not seem to be a plan in place for when these gravel pits close. J. Blake stated that it's important to look at this at the time of application and to look at the town's regulations to see what would be appropriate.

9. Correspondence to the Commission:

A. Zoning Enforcement Officer's Report

160 Pudding Hill Road will be opening a cookie stand under a **Cottage Food License**.

J. Blake provided a brief overview of the requirements necessary to obtain this type of license. He noted that he had already inspected the property and found everything to be in compliance. The proposed use will not require a Special Permit. With the Commission's blessing, J. Blake will sign off on the Zoning Permit.

J. Blake received information on the FEMA maps. He will go through the info and report back to the commission. He does suspect that this will require a text amendment in the future.

A member of the audience was there to see how the commission worked and is planning on applying for a Special Permit in the future.

10. Commission Open Discussion: Discussion took place

11. Adjournment:

Motion to adjourn at 8:22pm made by J. Troeger, 2nd M. Garrison

Motion carries

Respectfully submitted by

Sharon George