

SCOTLAND PLANNING & ZONING COMMISSION  
Wednesday, May 19, 2021 – 7:00 p.m.  
Scotland Fire Department, 47 Brook Road, Scotland

MINUTES

I. **Call to Order**

Chairman T. Delaney called the meeting to order at 7:00 p.m.

II. **Roll Call/Seating of Alternates**

Present: T. Delaney (Chair), J. Jakubowski (Vice-Chair), P. Martin, G. Nelson, M. Garrison,  
B. Syme (7:05), R. Manning

Others present: M. Gil, J. Owen

III. **Approval of Minutes- April 21, 2021**

P. Martin made a motion to approve the minutes of April 21, 2021. J. Jakubowski seconded the motion and it passed unanimously. J. Jakubowski clarified that in the minutes the first initial and last name of the Commission members would now be used as opposed to the way they were previously typed.

IV. **Audience of Citizens-None**

V. **Public Hearing – None**

VI. **New Business**

A. **#21-3-SUP, 51 Palmer Road, Jonathan Owen, Special Use Permit, parking, and storage of contractor equipment**

J. Owen was present at the meeting. He was proposing a Special Use Permit for the parking and storage of contractor equipment and vehicles on his property at 51 Palmer Road.

J. Owen was proposing another driveway entrance. J. Jakubowski asked J. Owen if he had contacted the State of Connecticut Department of Transportation as it was a state road. J. Owen stated he had not contacted DOT. He stated that he could take the proposed driveway out of the application.

Several members discussed potential issues with the proposed parking and the wetlands on the property. M. Gil would reach out to J. Valente about the proposal and stated she would include J. Owen in the email.

VII. **Old Business**

A. **Proposed Text Amendment- adding “Community Events under town-based supervision” to Article 4A, Section 2 of the Zoning Regulations**

The Commission continued the discussion of “Community Events under town-based supervision”. M. Gil stated she was unable to find a definitive definition of this. She also questioned if this should be included in the regulations if these events were not

regulated by the Commission, but instead the Selectmen. The Commission would continue the discussion until the next meeting.

**B. #21-1-ZA, Larkin Trainor, Proposed Text Amendment to “Agritourism” definition and requirements to the Zoning Regulations**

L. Trainor was not present at the meeting. She communicated through email with M. Gil that she was withdrawing her application for a special use permit for the Summer Camp. She would continue with the text amendment so that she may be able to apply for this next year.

M. Gil and T. Delaney sent the proposed text to Attorney Branse for his input. He listed several concerns with the text as proposed and stated that additional information would be needed. M. Gil stated that due to time constraints L. Trainor would have to withdraw the application and resubmit with additional information or grant the Commission a time extension.

**VIII. Sub-Committee Reports-** None

**IX. Audience of Citizens-** None

**X. Administrative Reports-** None

**XI. Communication and Bills-** None

**XII. Commission Open Discussion-** None

**XIII. Executive Session – *Discussion of ongoing litigation (Scotland vs. Smith)***

B. Syme left the meeting at this time. J. Jakubowski made a motion to enter executive session at 8:10 p.m. P. Martin seconded the motion and it passed unanimously.

P. Martin made a motion to exit Executive Session at 8:28 p.m. J. Jakubowski seconded the motion and it passed unanimously.

**XIV. Adjournment**

P. Martin made a motion to adjourn at 8:28 p.m. M. Garrison seconded the motion and it passed unanimously.

Respectfully submitted,

Melissa Gil  
ZEO