

Scotland Planning & Zoning Commission  
Wednesday, August 18, 2021 – 7:00 p.m.  
Scotland Fire Department, 47 Brook Road, Scotland

Minutes

**I. Call to Order**

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

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

Members present: T. Delaney, P. Martin, R. B. Brautigam, M. Garrison, B. Syme, R. Manning (sitting member)

Others present: M. Gil, C. Lash, D. Lash, J. Owen, J. Spencer

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

R. Brautigam made a motion to approve the minutes of July 21, 2021, with the correction of several last names. B. Syme seconded the motion and it passed unanimously.

**IV. Audience of Citizens- None**

**V. Public Hearing**

**A. Proposed Amendments to the Scotland Zoning Regulations**

P. Martin made a motion to open the public hearing. R. Brautigam seconded the motion and it passed unanimously. P. Martin read the proposed text amendments into the record as follows: To be Article 6F: No person or family shall use a mobile home as a residence except as permitted in Article 4A, Section 10 or below: Occupancy may be allowed by a zoning permit issued by the Zoning Enforcement Officer provided the primary residence has been deemed uninhabitable by the Building Official for reason of fire or other calamity, for a period of no more than six (6) months, renewable once. To be added to Article 3 Definitions: Community Events under town-based supervision- an activity or gathering which is conducted, organized, and sponsored by the town or in conjunction with a non-profit organization. Such events shall have the purpose of promoting or benefiting the town and its residents and/or sponsoring organizations. To be added to Article 4A, Section 2 Permitted Uses: Community Events under town-based supervision.

The Commission discussed the definition of Community Events. It was suggested that the Board of Selectmen be added to the definition to read as follows: Community Events under town-based supervision- an activity or gathering which is conducted, organized, and sponsored by the town or in conjunction with a non-profit organization and permitted by the Selectmen. Such events shall have the purpose of promoting or benefiting the town and its residents and/or sponsoring organizations.

R. Manning made a motion to close the public hearing. P. Martin seconded the motion and it passed unanimously.

**VI. New Business- T. Delaney stated the town of Scotland received a \$15,000 grant for the Affordable Housing Plan that is required by the State of Connecticut.**

*R. Brautigam made a motion to add the proposed text amendments and a discussion on the Gluck subdivision to Old Business. R. Manning seconded the motion and it passed unanimously.*

**VII. Old Business**

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

R. Brautigam made a motion to approve #21-3-SUP with the following conditions:

1. There shall be no equipment/vehicle maintenance outside of vehicles registered to the property owner(s), and equipment owned by the property owner(s).
2. The total number of vehicles other than those registered to the property owner(s) to be stored on site will be three (3) trailers up to 50' in length

and eight (8) other vehicles. 3. No bulk fuel or hazardous chemicals will be stored on site. 4. All other chemicals will be stored out of the weather, on an impervious surface, and in double walled containment with the capacity to hold the content of the original container if punctured, as conditioned by John Valente, Scotland Wetland Enforcement Officer. 5. Material storage will not exceed 10' in height and will be screened as indicated on the site plan in the 30' x 100' fenced area. 6. All vehicles stored for greater than six (6) months will be taxed by the town of Scotland. 7. Any ingress and egress other than by the property owners or invitees of the property owner shall take place between 7 am and 8 pm. B. Syme seconded the motion and it passed unanimously.

**B. Gluck subdivision**

T. Delaney stated that M. Gil spoke with M. Branse regarding the conditions placed on the subdivision of S. Gluck regarding the waiver. M. Branse told M. Gil that the Commission could not dictate the decision of future Planning & Zoning Commissions regarding open space waivers.

**C. Proposed Amendments to the Scotland Zoning Regulations**

R Brautigam made a motion to approve the addition of Article 6F to the Scotland Zoning Regulations. P. Martin seconded the motion and it passed unanimously. R. Brautigam made a motion to approve the definition of Community Events under town-based supervision. R. Manning seconded the motion and it passed unanimously. R. Manning made a motion to add Community Events under town-based supervision under Article 4A, Section 2. P. Martin seconded the motion and it passed unanimously.

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

**IX. Audience of Citizens-** None

**X. Administrative Reports-** None

**XI. Communication and Bills-** None

**XII. Commission Open Discussion-** M. Gil stated that she mailed a letter to the property owners of 271 Pudding Hill Road regarding recent activity taking place on the property.

**XIII. Executive Session -** None

**XIV. Adjournment**

P. Martin made a motion to adjourn. R. Manning seconded the motion and it passed unanimously.

Respectfully submitted,

Melissa Gil