

SCOTLAND PLANNING & ZONING COMMISSION
Wednesday, October 20, 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**
Present: T. Delaney, J. Jakubowski, P. Martin, B. Syme, M. Garrison
Others present: M. Gil (ZEO), L. Trainor, A. McGuire and others
- III. **Approval of Minutes- September 15, 2021**
P. Martin made a motion to approve the minutes of September 15, 2021. B. Symes seconded the motion and it passed unanimously.
- IV. **Audience of Citizens**
A. McGuire of 60 Cemetery Road read a letter into the record. She expressed concern with the various activities taking place at 88 Cemetery Road including, residential occupancy of a bus/camper on the property, running of a campground, advertising rental of outdoor space for wedding, birthday parties, and baby shows, and a festival being advertised for October 23rd. She stated that a generator was being used for the bus/camper that was being lived in and ran for three weeks continuously. After reaching out to Selectman Greenberg and M. Gil it was turned off, but she stated the individuals are still residing there. A. McGuire submitted copies of the advertisements to the Commission.
- V. **Public Hearing- None**
- VI. **New Business- None**
- VII. **Old Business- None**
- VIII. **Sub-Committee Reports- None**
- IX. **Audience of Citizens- None**
- X. **Administrative Reports**
 - A. **Zoning Violations, 88 Cemetery Road**
M. Gil stated that she issued a cease and desist for multiple zoning violations on September 23, 2021. These included using a bus/camper for residential use on the property, advertising for a commercial campground, advertising for outdoor event rentals, and the festival planned for October 23, 2021. M. Gil stated these uses are

continuing. The order has not been appealed to the Zoning Board of Appeals. She stated that G. Greenberg contacted the State of Connecticut Liquor Control Division to inquire if temporary permits were pulled for the event. They had not. She stated that the health department reached out to the town about permits, and the Fire Marshal had recently visited the property on a complaint call.

M. Gil stated that it was brought to her attention that Scotland did have a citation and fine ordinance for zoning violations. The town could fine a violator up to \$150/per day.

** There was a disruption in the audio for the remainder of the meeting.*

M. Gil stated that L. Trainor reapplied for a text amendment to add agritourism to the zoning regulations and applied for a special permit for those uses. She stated that she just received the permits therefore they weren't on the agenda.

L. Trainor was at the meeting. She stated that based on past conversations and emails she had with T. Delaney, M. Gil, and G. Greenberg, as well as past events she held at the property, this festival was allowed. T. Delaney disagreed. M. Gil stated she was not aware of past events and stated it was her opinion that this use fell into a separate category than the typical farmer's market. L. Trainor stated that she would take down the advertisements for the camping and would not hold the event.

The Commission made a motion to issue a citation order for L. Trainor. The motion passed by a vote of 4-0-1. B. Syme abstained.

B. Land Use Fees

M. Gil compiled a list of surrounding towns fees for applications for the Commission to review. Members J. Jakubowski and P. Martin volunteered to review this material and determine if Scotland should consider restructuring the land use fee schedule.

XI. Communication and Bills - None

XII. Commission Open Discussion - None

XIII. Executive Session - None

XIV. Adjournment

P. Martin made a motion to adjourn at 8:02 p.m. B. Syme seconded the motion and it passed unanimously.

Respectfully submitted,

Melissa Gil
ZEO

