

Scotland Planning & Zoning Commission  
Wednesday, February 16, 2022 – 7:00 p.m.  
Scotland Fire Department, 47 Brook Road

Minutes

I. **Call to Order**

T. Delaney called the meeting to order at 7:02 p.m.

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

Present: T. Delaney, J. Jakubowski, P. Martin, M. Garrison, R. Brautigam, R. Manning, B. Syme, H. Bowers

Others present: M. Gil, G. Greenberg, L. Trainor, A. Maguire, and others

III. **Approval of Minutes-** November 17, 2021

M. Garrison made a motion to approve the minutes from November 17, 2021. J. Jakubowski seconded the motion and it passed unanimously.

IV. **Audience of Citizens-** None

*R. Brautigam made a motion to add #22-2 Larkin Trainor, Special Use Permit, Complementary Agricultural Uses, 88 Cemetery Road to the agenda under New Business. P. Martin seconded the motion and it passed unanimously.*

V. **New Business**

A. **8-24 Referral, Town of Scotland, Department of Public Works garage expansion, 42 Pinch Street**

G. Greenberg, First Selectman, was present at the meeting. He submitted full size site plans to the Commission. The town is proposing to build at 42 x 68 building for the Department of Public Works. Connecticut State Statute 8-24 requires any improvements on town owned property be reviewed by the Planning & Zoning Commission. G. Greenberg stated he was unsure when the project would be completed. He explained that the town would be combining the parcels (42 Pinch Street and 12 Pinch Street) to make one lot. B. Syme made a motion to make a favorable recommendation to the Board of Selectmen for the project. R. Brautigam seconded the motion and it passed unanimously.

B. **PZ#22-1-SPR, Town of Scotland, Site Plan Review for Department of Public Works garage expansion, 42 Pinch Street-** This application was not needed for the Commission permitted the Zoning Enforcement Officer to authorize minor, non-substantial changes to previously approved Site Plans and Special Permits.

**C. PZ#22-2-SP, Larkin Trainor, Special Use Permit for Complementary Agricultural Uses, 88 Cemetery Road.**

L. Trainor was present at the meeting. M. Gil explained that the application was not on the agenda for she misunderstood the application and thought L. Trainor was requesting a text amendment, and then applying for the special permit. L. Trainor stated that the regulations allow for “Complementary Agricultural Uses” under Article 4A, Section 6, but the term was not defined. She explained that she provided a definition for this after finding similar regulations in other towns. L. Trainor believed that the uses she proposed fit under this category.

L. Trainor explained that she wanted to operate a permaculture retreat and provide agricultural educational experiences on the property. She stated other activities on the property would include farm and artisan vendors, food trucks, music (not amplified), farm to table dinners, and pick your own events. She explained that she would only host up to three groups of campers at a time. The campers would be in tents or RVs for no more than three days. She stated that the sites would be over 250’ away from all property lines. Portable toilets would be used.

The members expressed concern about whether these uses fit the intent of the Complementary Agricultural section or not. It was noted that the regulations do have an approval process for commercial campgrounds. Several members stated their concerns about run-off from the parking area. L. Trainor stated that approximately 100 vehicles could fit in the area. The Commission requested additional, more adequate mapping of the property with topography. L. Trainor would submit additional mapping and information. The Commission would review the application further at the March meeting.

**VI. Old Business**

None

**VII. Sub-Committee Reports**

A. Affordable Housing- A public informational meeting was going to be held on February 22<sup>nd</sup> for the Affordable Housing Plan.

**VIII. Audience of Citizens**

Carol Withington inquired about the removal of towns salt shed on Pinch Street.

**IX. Administrative Reports**

None

**X. Communication and Bills**

None

**XI. Commission Open Discussion**

J. Jakubowski asked to be added to the next agenda to discuss Land Use Fees. M. Gil stated the Commission also needed to discuss Public Act 21-29 regarding Accessory Dwelling Units.

**XII. Executive Session**

None

**XIII. Adjournment**

P. Martin made a motion to adjourn at 8:40 p.m. R. Brautigan seconded the motion and it passed unanimously.

Respectfully submitted,

Melissa Gil