

SCOTLAND PLANNING & ZONING COMMISSION
Wednesday, March 16, 2022 – 7:00 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

I. Call to Order

T. Delaney called the meeting to order at 7:04 p.m.

II. Roll Call/Seating of Alternates

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

Others present: M. Gil, L. Trainor, A. Maguire

III. Approval of Minutes

February 16, 2022- The Commission tabled this item until the April meeting.

IV. Audience of Citizens- None

V. New Business

A. Land Use Fees

J. Jakubowski gave the Commission a spreadsheet of the fees that have been paid to the town this year for zoning and building fees. He stated the salary paid to the Zoning Enforcement Officer far exceed what the town is collecting in zoning fees. He suggested that the Commission amend the fees. J. Jakubowski was going to double check the fees with the treasurer and Wendy. T. Delaney stated that often the Commission needs to get a legal opinion on applications and stated he would get an estimate from Attorney Branse on average time he would spend on a special use permit. He suggested M. Gil do the same. She stated she would come up with an average of time the ZEO spends on each application, but it varied.

B. Discussion on Accessory Dwelling Units

M. Gil gave the members a comparison of the current town regulations for accessory dwelling units versus what the State has listed in Public Act 21-29. The Commission had to opt out of the act by January 1, 2023, or the new state guidelines for these would override the town zoning regulations. The Commission had to send the item to public hearing and then it would go to the Board of Selectman. J. Jakubowski made a motion to set a public hearing for a special meeting on April 26, 2022, at 7:00 p.m. at the Scotland Fire Department to discuss the opt out option on Public Act 21-29. P. Martin seconded the motion and it passed unanimously.

VI. Old Business

A. PZ#22-2-SP, Larkin Trainor, Special Use Permit, Complementary Agricultural Use, 88 Cemetery Road

L. Trainor was present at the meeting. She supplied the Commission with a layout of the proposal, some additional property maps, and an updated narrative. M. Gil stated she spoke with Isabel Kisluck, the Wetland Enforcement Officer, and she would be emailing her comments on the proposal. L. Trainor stated she met with I. Kisluck on the property, and they had discussed installing a trench that would run along the rear property line to

handle any runoff that may come from event parking. L. Trainor stated she reviewed the approved application for the Hilly Land Farm/Winery. She stated she had included many more details in her proposal than were provided under that application. L. Trainor stated that she felt most of the events/activities she was proposing fell under Farm Marketing besides the overnight retreats. She expressed concern that the regulations were not clearly defined.

J. Jakubowski asked if L. Trainor had considered applying as a family campground under the State of Connecticut regulations. L. Trainor stated that she would register as a campground with the State of Connecticut, but that the town had separate Commercial Campground requirements. J. Jakubowski stated he would send the regulations to the Commission members. T. Delaney asked if these state regulations trump the town regulations. M. Gil stated she was going to run these by Attorney Branse as she was unfamiliar with the State regulations.

P. Martin made a motion to set a public hearing for a special meeting on Tuesday, April 26, 2022 at 7:00 p.m. at the Scotland Fire Department for PZ #22-2-SP. R. Brautigam seconded the motion and it passed unanimously.

VII. Sub-Committee Reports

A. Affordable Housing- The sub-committee had not met on the Affordable Housing Plan.

VIII. Audience of Citizens- None

IX. Administrative Reports- None

X. Communication and Bills - None

XI. Commission Open Discussion- M. Gil expressed concern that some of the regulations were not very clear or adequately defined. She suggested the Commission and/or legal counsel review these at some point in the future.

XII. Executive Session- None

XIII. Adjournment

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

Submitted,

Melissa Gil
ZEO

Cc; Town Clerk