

Scotland Planning & Zoning Commission  
Wednesday, June 15, 2022 – 7:00 p.m.  
Scotland Fire Department, 47 Brook Road, Scotland

**MINUTES**

**I. Call to Order**

T. Delaney called the meeting to order at 7:03 p.m.

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

Members present: T. Delaney, J. Jakubowski, B. Syme, M. Garrison, R. Brautigam, R. Manning,

Others present: G. Greenberg, A. Maguire, M. Gil

**III. Approval of Minutes- May 18, 2022**

B. Syme made a motion to approve the minutes with revisions. R. Brautigam seconded the motion and it passed unanimously.

*J. Jakubowski made a motion to add Land Use Fees under Old Business on the agenda. R. Manning seconded the motion and it passed unanimously.*

**IV. Audience of Citizens- None**

**V. New Business**

**A. 8-24 Referral, Review of sale of town owned land on Parish Hill Road to Donald Carignan**

First Selectman G. Greenberg stated that the town was requesting an 8-24 referral for the sale of land on Parish Hill Road to Donald Carignan. T. Delaney stated that the parcel was land locked. R. Brautigam made a motion to approve the 8-24 referral and recommend the sale of the town owned land. B. Syme seconded the motion and it passed unanimously.

**VI. Old Business**

**A. Land Use Fees**

T. Delaney discussed the concerns expressed at the town meeting about the proposed land use fee ordinance. Several residents expressed concern with the dollar fee per foot of road frontage. The Commission discussed different suggestions to address these fees. T. Delaney stated he would resend the document and ask that this area be reviewed.

**VII. Sub-Committee Reports**

A. Affordable Housing- The subcommittee has not met on the Affordable Housing plan. G. Greenberg stated he would reach out to J. Gostkowski.

**VIII. Audience of Citizens- none**

- IX. **Administrative Reports-** M. Gil stated that she had not heard from the residents on 489 Kemp Road about the ongoing zoning violations. Recently there had been on the property.
- X. **Communication and Bills-** T. Delaney stated that he spoke with Attorney Branse regarding the home-schooling program at 88 Cemetery Road. Attorney Branse stated again that if a fee is being charged it needs a special permit and felt this should be enforced. T. Delaney stated that they had not heard from L. Trainor about reapplying for her permit.
- XI. **Commission Open Discussion-**  
G. Green asked about the rebuild of a home that had burned down. M. Gil stated that the home could be rebuilt, but if it was non-conforming, the non-conformity could not be increased. M. Gil stated that she has been working on fixing typos and noting some inconsistencies and conflicts in the zoning regulations. She would send these to the Commission. The Commission discussed the possibility of addressing Airbnb's as there was one operating in town. G. Greenberg stated that a resident recently inquired about regulations for hip camps.
- XII. **Executive Session – None**
- XIII. **Adjournment**  
R. Manning made a motion to adjourn at 7:54 p.m. R. Brautigam seconded the motion and it passed unanimously.

Melissa Gil  
ZEO