



TOWN OF SCOTLAND

PLANNING & ZONING COMMISSION

Wednesday, August 17, 2022 – 7:00 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

Regular Meeting Minutes

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

2. Roll Call/Seating of Alternates

Members Present: T. Delaney, J. Jakubowski, B. Syme, M. Garrison, P. Martin
Others Present: I. Kisluk

3. Additions/Changes to Agenda: None

4. Approval of Minutes

A. Regular Meeting of June 15, 2022

P. Martin made a motion to approve the minutes. M. Garrison seconded. Motion passed unanimously.

B. Special Meeting of August 8, 2022

J. Jakubowski observed on the minutes and suggested that future minutes state the motion passed unanimously, when applicable, rather than showing the vote score. He stated this would be more consistent with the Commission's minutes from the past. B. Syme made a motion to approve the minutes. J. Jakubowski seconded. Motion passed unanimously.

5. Audience of Citizens: None

6. New Business

A. PZ#22-3-SP (RENEW), Steven Coit, for annual renewal for Gravel Operation at Route 14, Palmer Road.

I. Kisluk reiterated her memo to the Commission that she had inspected the property in July of 2022 with S. Coit and former Wetlands Agent John Valente. She stated she found the site to be well managed with no sediment and erosion control concerns. J. Jakubowski made a motion to approve PZ#22-2-SP (RENEW). P. Martin seconded. Motion passed unanimously.

7. Old Business

A. Land Use Fee Schedule

T. Delaney stated that the Commission would be reviewing the land use fee ordinance again because of the concerns expressed by residents over the dollar fee per foot of road frontage. The Commission had previously discussed different suggestions to address these fees which were not reflected in the document in

the meeting packet. T. Delaney described the missing changes that had previously been discussed and stated he would resend the newest version of the document to the Commission for further review.

B. Attorney's Recommendation on 88 Cemetery Road

T. Delaney stated that I. Kisluk had recently started communicating with the town attorney regarding the property. M. Branse informed T. Delaney and I. Kisluk that to this point, no progress has been made on the text amendment or special permit for this property.

Regarding the homeschool operations, T. Delaney stated that until an event happens, no action can be taken by the town. Currently there are just advertisements online, no events have occurred. T. Delaney also stated M. Branse expressed concern over the use of the Hop Barn being used as a building for activities other than its intended use. J. Jakubowski asked if the barn had been moved to meet the sideline setback. T. Delaney stated he did not know if that issue had been resolved. J. Jakubowski asked if the barn had been issued a building permit. T. Delaney stated there was not one that he was aware of from his discussions with the town Building Official and the former Zoning Enforcement Officer.

T. Delaney discussed the suggestion made at the last meeting that because the use in question is a homeschool the Commission has no jurisdiction. This was shared with M. Branse, who T. Delaney paraphrased as saying the state has no jurisdiction over homeschool curriculum, but if fees are being charged it is operating as a business and requires a special permit.

8. Sub-Committee Reports

A. Affordable Housing

B. Syme reported that the subcommittee had held virtual meetings to discuss affordable housing in Scotland. She stated that the statistical information used at the meeting came from the Census Bureau and needed to be supplemented with additional data. B. Syme discussed some suggested solutions for more affordable housing in town. She referred to similar projects in Coventry and Colchester which she feels would be beneficial to Scotland and which could potentially make use of a 19-acre parcel of town owned land.

T. Delaney asked what the process was for the affordable housing report.

B. Syme stated that Commission members should read and comment on the report and forward their comments to the selectmen who would bring it to a town meeting. She stated that she would forward an updated report to the Commission.

9. Audience of Citizens: None

10. Administrative Reports

A. Enforcement report

I. Kisluk stated she had sent out a cease & desist order to 407 Indian Hollow Road, which sits on the Windham/Scotland town line and which meets Scotland's definitions for a junkyard.

The town of Windham has been issuing citations against the property for several years now and intends to pursue further legal action. The homeowner will have

30 days to appeal the cease & desist to the ZBA or will be subject to legal action from Scotland as well.

I. Kisluk stated that she had also inspected 160 Kemp Road and 489 Kemp Road which members of the Commission had expressed concern over. M. Gil, the previous ZEO, had sent out notices of violation to both properties but they remain out of compliance with the Town Regulations. T. Delaney stated that 489 is currently being rented and suggested I. Kisluk try to contact the property owner as M. Gil had sent letters to the property itself.

11. Communication and Bills: None

12. Commission Open Discussion:

J. Jakubowski discussed the Hillyland Farms property, which is to notify the Town 14 days before holding an event. He asked what constituted an event and stated that the Republican Committee at the property with a food truck. He confirmed with I. Kisluk that, to her knowledge, the town was not informed. The Commission suggested that I. Kisluk get in touch with the property owner to introduce herself and to remind him of his permit requirements to inform the town before events occur.

13. Executive Session: None

14. Adjournment

P. Martin made a motion to adjourn. B. Syme seconded. Motion passed unanimously at 8:00 p.m.