



# TOWN OF SCOTLAND

## PLANNING & ZONING COMMISSION

Wednesday, March 29, 2023 – 7:00 p.m.

Scotland Fire Department, 47 Brook Road, Scotland  
Special Meeting Minutes

**1. Call to Order** J. Jakubowski called the meeting to order at 7:02 p.m.

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

Members Present: J. Jakubowski, R. Brautigam, B. Syme, R. Manning, M. Garrison

Others Present: ZEO I. Kisluk; John Guskowski, Tyche Planning and Policy Group

**4. Approval of Minutes**

**A. Regular Meeting of January 18, 2023**

R. Brautigam made a motion to approve the minutes. R. Manning seconded. Motion passed unanimously.

**5. Audience of Citizens**

Amelia McGuire, of Cemetery Road, stated that the resident at 88 Cemetery Road has been advertising upcoming events on Facebook and requested an update on zoning enforcement at this location. Discussion ensued concerning the ongoing activity. First Selectman G. Greenberg responded that this is not the purpose for the special meeting and is not specifically noted in the agenda and should therefore be addressed at a regularly scheduled meeting.

**6. Public Hearing: None**

**7. New Business**

**A. Affordable Housing Plan**

J. Guskowski explained the statutory requirements for towns to submit affordable housing plans to the state. He provided the Commission members with a presentation which provided a statutory definition of affordable housing and characterized current housing in Scotland. He explained that towns in Connecticut with less than 10% affordable housing are subject to the Affordable Housing Appeals Act 830g. J. Guskowski further described the current affordable housing stock in Scotland and explained the limiting factors for affordable housing in town, including location, minimum lot size, and dependence

RECEIVED FOR RECORD THIS 27<sup>th</sup> DAY

OF April 2023 AT 2:15 am/pm

Shawn George  
SCOTLAND TOWN CLERK

on well and septic systems. He summarized the proposed policies to increase affordable housing in Scotland.

J. Jakubowski asked for examples of other towns with housing information available on their websites. J. Guskowski referred to the town of Salisbury which is referenced in the affordable housing plan.

In response to questions from the Commission, J. Guskowski explained the process of an 830g appeal and provided examples of towns that have had recent appeals. Discussion ensued on feasibility of Scotland developing a Housing Authority or working with a nonprofit to build affordable housing on Town owned land. B. Syme added that the Scotland's tax rate is an additional barrier to housing that is considered to be affordable by Connecticut statute.

J. Guskowski answered questions about the process of approving the Affordable Housing Plan. He explained that the PZC has the authority to vote to adopt the Affordable Housing Plan. The Commission decided to discuss the matter and take possible action at the next regularly scheduled meeting.

**8. Old Business:** None

**9. Sub-Committee Reports:** None

**10. Audience of Citizens:** None

**11. Administrative Reports**

A. Enforcement report

I. Kisluk stated that no additional actions had been taken following the previous PZC meeting.

**12. Communication and Bills:** None

**13. Commission Open Discussion:** None

**14. Executive Session:** None

**15. Adjournment**

R. Manning made a motion to adjourn at 8:13 p.m. B. Syme seconded.  
Motion passed unanimously.

*Respectfully submitted,*

*Isabelle Kisluk*  
ZEO