



TOWN OF SCOTLAND PLANNING & ZONING COMMISSION

Regular Meeting Agenda
Wednesday, October 18, 2023 – 7:00 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

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, B. Symes, R. Manning, P. Martin, M. Garrison, J. Jakubowski, R. Brautigam, Alternates Present: G. Nelson
Others Present: ZEO I. Kisluk

3. Additions/Changes to the Agenda: None

4. Approval of Minutes

A. Regular Meeting of August 16, 2023

R. Brautigam made a motion to approve the minutes. P. Martin seconded.
Motion passed with six votes in favor and one abstention.

5. Audience of Citizens: None

6. Public Hearing: None

7. New Business: None

8. Old Business: None

9. Regulation Revisions (Discussion)

A. Article 3 revisions

I. Kisluk explained issues with existing definitions for setbacks and reviewed the Commission's discussion from their previous meeting in August.

B. PA 21-29 and PA 23-142

I. Kisluk summarized the two Public Acts which necessitate changes to the Zoning Regulations. T. Delaney explained that the Commission had voted to opt out of some provisions of PA 21-29 but that the process had not been completed and therefore the regulations must conform to the Accessory Dwelling Unit and parking requirements as well as the other requirements of PA 21-29 and PA 23-142.

R. Manning stated anything which is not mentioned in the Zoning Regulations is by default not allowed, therefore these items will require that definitions and regulations be added to comply with PA 21-29 and PA 23-142.

The Commission discussed how to effectively meet the requirements of the two acts including the adoption or revision of definitions for Group Child Care Home, Cottage Food Business and Manufactured Homes. The Commission further discussed explicitly allowing Group Child Care Homes by zoning permit within the Rural Agricultural Zone and Village District.

J. Jakubowski asked to review Floodplain Overlay District 1 as is mentioned in Article 6D Section 2.11 of the Zoning Regulations in which mobile homes are permitted. The Commission discussed.

The Commission discussed the definition of Temporary Healthcare Structures and whether the Town could opt out under PA 23-142. I. Kisluk stated that she was uncertain opting out was still an option but that she had emailed legal counsel to confirm.

10. Sub-Committee Reports: None

11. Audience of Citizens: None

12. Administrative Reports

A. Enforcement report

I. Kisluk stated that she has been in contact with the owner of 489 Kemp who expects the garage will be finished in another month. I. Kisluk stated that once the garage is built material will be moved either into the garage or off the property.

T. Delaney explained that he has received a complaint about a possible violation exceeding the conditions of a Special Permit for car restoration granted by the Commission. He and I. Kisluk both stated that they had seen no evidence that the conditions of the permit were not being met upon visual inspection from the street.

J. Jakubowski asked if any complaints had been received about a property on Gager Hill which has several vehicles on the property. I. Kisluk said she had not received any complaints.

13. Communication and Bills: None

14. Commission Open Discussion

15. Executive Session: None

16. Adjournment

R. Manning made a motion to adjourn at 8:09 p.m. M. Garrison seconded. Motion passed unanimously.

Respectfully submitted,

Isabelle Kisluk

ZEO