



**TOWN OF SCOTLAND**  
**PLANNING & ZONING COMMISSION**  
Regular Meeting Minutes  
Wednesday, August 16, 2023 – 7:00 p.m.  
Scotland Fire Department, 47 Brook Road, Scotland

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

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

Members Present: T. Delaney, R. Manning, P. Martin, M. Garrison, H. Bowers, G. Nelson

Others Present: ZEO I. Kisluk

B. Symes joined the meeting at 7:04.

**4. Approval of Minutes**

**A. Regular Meeting of April 19, 2023**

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

Motion passed unanimously.

**5. Audience of Citizens: None**

**6. Public Hearing: None**

**7. New Business:**

**A. PZ#23-1-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 August of 2023 with S. Coit. She stated she found the site to be well managed with no sediment and erosion control concerns. R. Manning made a motion to approve PZ#23-1-SP (RENEW). P. Martin seconded. Motion passed unanimously.

**8. Old Business: None**

**9. Regulation Revisions (Discussion)**

**A. Article 3 revisions**

T. Delaney explained that there are a couple of irregularities in the regulations in the most recent regulations that were passed which complicate enforcement of setbacks. T. Delaney also stated that he recently received a document from Missy Gil, previous ZEO for the town of Scotland, which notes irregularities she

had found in the regulations. He stated that he would scan and send a copy to Commission members and suggested that everyone review the current regulations for irregularities before the September meeting to discuss.

The Commission discussed the existing setback regulations as well as potential regulations for small structures such as tiny homes.

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

**11. Audience of Citizens**

Dylan LaBrec stated that he has recently purchased a 53-acre parcel of land on Brook Road which he would like to resubdivide to build an additional home for a family member which will share a common driveway with the home he is planning to build for himself.

The Commission members discussed the regulations for common driveways and open space requirements with D. LaBrec. D. LaBrec stated that he is in the process of having potential lot lines drawn by his engineer and has a general idea of where the houses will go.

**12. Administrative Reports**

**A. Enforcement report**

I. Kisluk stated that 489 Kemp has begun building a garage that may be used to store the vehicles and other material that is currently visible from the road. She stated that she had not heard more from the property owner after his initial response to her order to correct the existing violations and that she would be following up to discuss what will be done with material that cannot be stored in the new garage.

T. Delaney added that 160 Kemp has been brought back into compliance.

**13. Communication and Bills: None**

**14. Commission Open Discussion**

The Commission discussed the existing setback regulations as well as potential regulations for small structures such as tiny homes.

**15. Executive Session: None**

**16. Adjournment**

R. Manning made a motion to adjourn at 7:45 p.m. M. Garrison seconded. Motion passed unanimously.

*Respectfully submitted,*

*Isabelle Kisluk*  
ZEO