

TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



Regular Meeting Minutes
Wednesday, January 17, 2023 – 7:00 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

1. Call to Order B. Syme called the meeting to order at 7:04 p.m.

2. Roll Call/Seating of Alternates

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

Alternates Present: H. Bowers, S. Gadbois, D. George

Others Present: ZEO I. Kisluk, Larkin Trainor

Seating of Alternates: S. Gadbois was seated for J. Troeger.

3. Additions/Changes to the Agenda: None

4. Approval of Minutes

A. Regular Meeting of December 20, 2023

J. Jakubowski noted a correction to the approval of the previous minutes, which was seconded by M. Garrison.

R. Manning made a motion to approve the minutes. J. Jakubowski seconded. Motion passed with six votes in favor and one abstention by S. Gadbois.

5. Audience of Citizens

Larkin Trainor of 88 Cemetery Road presented the Commission with a draft of language she would like to propose as a part of a regulation amendment as well as comments from legal counsel of the town and L. Trainor and requested informal feedback.

L. Trainor also asked how much the town attorney had billed while working with her attorney to review the proposed text amendment and requested a copy of the invoice. The Commission discussed that the town currently does not have a treasurer and is working to update its accounting.

J. Jakubowski asked if L. Trainor runs a farm and if it is registered as such with the Tax Assessor. L. Trainor stated that she does own a farm but that is not currently considered a farm by the Assessor's office as she does not meet the income requirements for a Commercial Farm but that she instead operates as a residential farm.

The Commission discussed the drafted text amendment and L. Trainor expressed her concerns with the length and narrowness of the language. She stated that she intended to apply to be on the next regular meeting agenda.

6. Public Hearing: None

7. New Business: None

8. Old Business: None

9. Regulation Revisions (Discussion)

A. Article 3 Revisions

B. Syme summarized the revision process to-date. I. Kisluk provided Commission members with a summary of the proposed text changes to discuss.

B. PA 21-29 and PA 23-142

C. Article 2, Section D

J. Jakubowski asked for clarification on what part of Section 2 was to be discussed. I. Kisluk clarified that the language is in Article 2, Section 3D on page 4 of the regulations. B. Syme explained that the language prohibiting anything not explicitly permitted by the zoning regulations is very broad. The Commission discussed changing the statement or otherwise amending the regulations to add additional uses.

R. Manning stated that restrictive regulations put a burden on residents as they significantly limit what can be done in town without proposing a text amendment. R. Brautigam stated that there should be a burden both on Commission members and on applicants to ensure proposed uses fits within the town and does not unreasonably impact other residents. The Commission discussed.

J. Jakubowski stated that he has found a number of things in previous versions of the zoning regulations which should potentially be added back to the current zoning regulations. The Commission discussed the allowed uses and definitions in the regulations, especially those around temporary buildings, residential uses, and agriculture. The Commission established a sub-committee to revise the regulations. J. Jakubowski, S. Gadbois, and R. Brautigam agreed to participate as subcommittee members.

J. Troeger arrived at 7:54 p.m.

10. Sub-Committee Reports: None

11. Audience of Citizens: None

12. Administrative Reports

A. Enforcement Report

I. Kisluk stated that she had not received any new complaints since the previous meeting.

B. Commissioner Education

S. Gadbois asked if new members will need to complete training now as well? I. Kisluk stated that new members will need to complete training within the next two years, and all veteran Commission members will need to complete an additional four hours, due by 2026.

13. Communication and Bills: None

14. Commission Open Discussion

J. Troeger asked about the definition of Family Child Care Home and if any are currently operating in town? I. Kisluk provided the definition and stated that she believed some may be currently operating but none that were recent enough to have been permitted in the last year.

15. Executive Session: None

16. Adjournment

R. Manning made a motion to adjourn at 8:09 p.m. R. Brautigam seconded.

Motion passed unanimously.

Respectfully submitted,

Isabelle Kisluk

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