

TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



Regular Meeting Minutes
Wednesday, February 21, 2024 – 7:00 p.m.
Scotland Fire Department, 47 Brook Road, Scotland

1. Call to Order B. Syme called the meeting to order at 7:02 p.m.

2. Roll Call/Seating of Alternates Members Present: B. Syme, R. Manning, M. Garrison, J. Jakubowski, R. Brautigam, G. Nelson, J. Troeger
Alternates Present: S. Gadbois, D. George
Others Present: ZEO I. Kisluk, Larkin Trainor
Seating of Alternates: None

3. Additions/Changes to the Agenda

I. Kisluk stated that application PZC 2024-02, the application of Larkin Trainor for a text amendment to the zoning regulations Article 3 Definitions and Article 4A, Section 3 Special Permit Uses, may be added to the agenda under New Business and added that a Public Hearing would need to be scheduled to open within the next 65 days.

R. Manning made a motion to add PZC 2024-02 to the agenda under New Business as item 7A. J. Jakubowski seconded. Motion passed unanimously.

4. Approval of Minutes

A. Regular Meeting of January 17, 2024

J. Jakubowski noted that H. Bowers was not present at the meeting and should be removed from the list of attendees.

R. Manning made a motion to approve the minutes with the above correction. J. Troeger seconded. Motion passed unanimously.

5. Audience of Citizens: None

6. Public Hearing: None

7. New Business

A. PZC 2024-04 Application of Larkin Trainor for a text amendment to the zoning regulations under Article 3 Definitions and Article 4A, Section 3 Special Permit Uses.

The Commission received the application and scheduled a public hearing for March 20, 2023.

8. Old Business: None

9. Regulation Revisions (Discussion)

A. Article 3 Revisions

B. PA 21-29 and PA 23-142

The Commission scheduled a public hearing for the drafted regulation changes proposed under items 9A and 9B for March 20, 2023.

C. Article 2, Section 3D

10. Sub-Committee Reports

J. Jakubowski stated that the sub-committee had met and started discussing amendments to propose. He provided Commission members with a section of regulations from the Town of Canterbury which may act as a guide for clarifying the Agricultural section of the zoning regulations. J. Jakubowski stated that he has a working copy of the existing regulations which will track any changes made. He further stated he hopes to have some proposed changes to share with the Commission at the next meeting in March.

11. Audience of Citizens: None

12. Administrative Reports

A. Enforcement Report

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

B. Commissioner Education

I. Kisluk stated that some members still have outstanding training to complete. She stated that when all members have completed their training, she will submit a notice of compliance to the Board of Selectman.

R. Brautigam stated that he found the training he completed to be helpful and asked if hard copies of the material could be made available to Commission members and be kept in Town Hall for incoming members to become familiar with procedural matters.

13. Communication and Bills: None

14. Commission Open Discussion

R. Manning stated he had also been searching for regulations in other towns which may be used as a model for proposed changes. He referred to regulations from the Town of Canaan which he felt would help bring clarity to Scotland's Zoning Regulations. The sections he referred to broke down the allowed uses in town and related them to the required permitting which he felt would be helpful to residents. He added that no zone in Canaan required permitting for a farm or farming use.

15. Executive Session: None

16. Adjournment

R. Manning made a motion to adjourn at 7:17 p.m. J. Jakubowski seconded. Motion passed unanimously.

Respectfully submitted,
Isabelle Kisluk
ZEO