



Scotland

Plan of Conservation and Development
2017 - 2027

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Contents

Topic	Page
Introduction	5
Scotland In Perspective	7
Topics - Goals, Objectives And Actions	15
A. Governance	17
B. Natural Resources	21
C. Housing	35
D. Transportation And Infrastructure	41
E. Public Safety	49
F. Education	53
G. Agriculture	61
H. Cultural	67
I. Economic Development	71
J. Energy	75
K. Land Use	79
L. Recreation	87
Appendix A - Consistency With The State Plan Of Conservation And Development	89
Appendix B - POCD Requirements	90

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Introduction

The goal of the Town of Scotland Plan of Conservation and Development is to provide Scotland with a comprehensive, understandable, and useable blueprint to guide future decisions.

The Plan is intended to:

- give direction to both public and private development;
- give guidance on public investments;
- provide for the balancing of conservation and development that allows our economy to grow while retaining our rural character and environmental quality;
- be dynamic, subject to ongoing review and change based on the need and desires of the people of Scotland; and serve as the basis for land use policy and regulation amendments and adoptions.

The State of Connecticut has recognized the benefits of having municipalities plan for their future. Section 8-23 of the Connecticut State Statutes requires that each municipality prepare a Plan of Conservation and Development, and sets forth the requirements for such a plan. The plan is required to be updated every ten years, but may be amended or updated at any time. Scotland's current Plan was adopted in 2007. As part of this process, a plan of conservation and development must also be viewed in terms of its consistency with the Connecticut Plan of Conservation and Development. Connecticut also requires that towns that are not current with their POCD "shall be ineligible for discretionary state funding unless such prohibition is expressly waived."

In Connecticut, it is the Planning and Zoning Commission that is charged with the development and adoption of a plan of conservation and development. The planning process for this update began in winter of 2015. The Planning and Zoning Commission

Why do we Plan?

The purpose of doing a plan is to ensure an overall quality of life standard be maintained and improved in the future. This is accomplished by identifying the issues the community faces and finding ways to address those issues in the coming years.

Kelly, E & Becker, B.
2000 Community Planning, An Introduction to
the Comprehensive Plan. Washington, SC:
Island Press

At least once every ten years, the [planning] commission shall prepare or amend and shall adopt a plan of conservation and development for the municipality. Following adoption, the commission shall regularly review and maintain such plan.

Section 8-23, Connecticut
General Statutes

Town of Scotland
Plan of Conservation and Development, 2017 - 2027

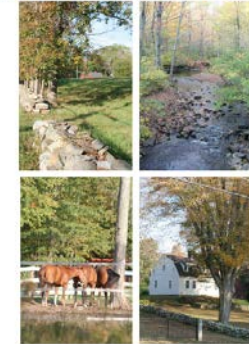
formed a Special Advisory Committee to review the current plan and make recommendations for changes to that Plan. The Advisory Committee held monthly meetings, which were open to the public. Although prepared by the Advisory Committee and adopted by the Planning and Zoning Commission, it should be clearly understood that this is the Town of Scotland's Plan of Conservation and Development. Every attempt has been made to ensure that it reflects the consensus of the community as to the type, amount, and direction of future growth and development in the Town.

The Plan is structured in two sections: The first provides an overview of the town in terms of its historical and demographic composition; the second contains subsections that address specific topics, including issues, goals, objectives, and actions for each topic.

The Scotland Plan of Conservation and Development, like any such plan, gains legitimacy through its use and is effective only to the degree to which it is understood, accepted, and supported by the people of Scotland. A POCD's success is measured on an ongoing basis as to how it guides future land use decisions and investments. These may include the programming of public works projects and land acquisitions; the adoption of new and the amendment of old ordinances and regulations relevant to land development; the economic development of the Town; education; recreation; housing; the preservation and protection of valuable resources, both natural and man-made; and the determination of the need for and location of new public facilities and infrastructure.

The Plan covers the period from 2017 to 2027. It is a continuation of the current Plan - and also incorporates the Town's Open Space Plan adopted in 2007. The Plan further utilizes the Connecticut Plan of Conservation and Development - including its six growth management principles. This plan is not intended to remain a static, unalterable document to be followed without regard to unfolding events or changes in the conditions and assumptions upon which it was based. The Plan is intended to be a flexible document; able to adapt to changing circumstances. Accordingly, the Plan should be reviewed periodically to determine if the assumptions and conditions upon which it was based are still valid. If changes have occurred, the Plan should be amended to reflect those changes.

**TOWN OF SCOTLAND, CT
OPEN SPACE PLAN**



Prepared for the Scotland Planning & Zoning Commission
By the Scotland Open Space Committee
Approved as an Amendment to the
Scotland Plan of Conservation & Development
by the Scotland Planning & Zoning Commission
October 18, 2007 (Effective November 5, 2007)

**PLAN OF CONSERVATION & DEVELOPMENT
2003**



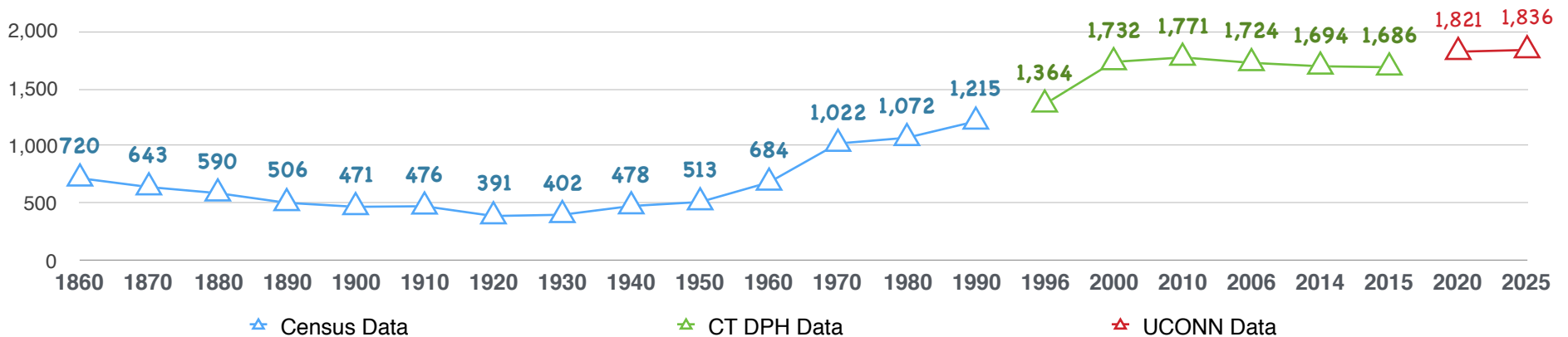
Scotland in Perspective

Scotland is rural and notably is one of the most rural towns in Connecticut. The town covers 18.7 square miles - with a population of 1,686 persons - or 90.2 persons per square mile. Connecticut has a population density of 742 persons per square mile and Windham County with 229 persons per square mile.

The Town lies in the heart of eastern Connecticut, thirty-five miles from Hartford and twenty miles from the Connecticut / Rhode Island border. The closest interstate highway is I-395, which lies ten miles to the East via Route 14, or nine miles to the South via Route 97. These two state highways, Routes 14 and 97, divide the town into four quadrants. The town green and municipal buildings are found at or near the intersection of these two roads. Scotland has a long rural agricultural history, and active agricultural lands clearly contribute to the look and feel of the town's present day treasured rural character.

The Town was incorporated in 1857, out of the Town of Windham, and includes a portion of the old Mohegan territory of Mamosqueage. In 1675, Joshua, son of the Mohegan Sachem Uncas, bequeathed to sixteen gentlemen from Norwich the territory described as: "Eight miles square, bounded on the Northeast by Appaquage Pond in Hampton, and to the West and south by the "Willimantick" and Shetucket Rivers." Incorporated as the Town of

Scotland Population Change

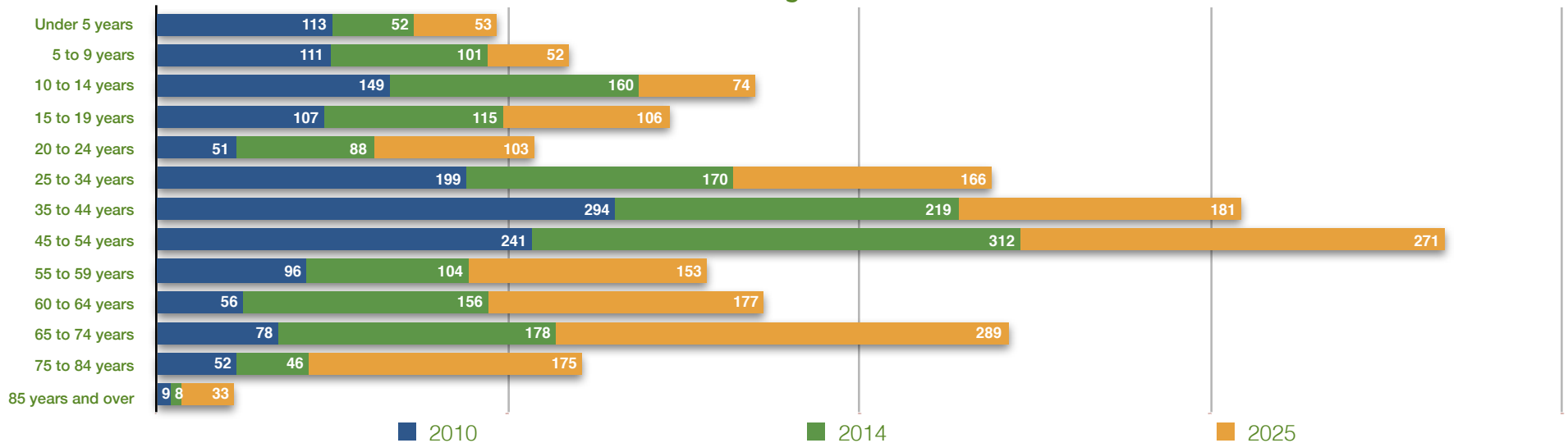


Windham in 1692, this area included the present-day towns of Windham and Scotland and parts of Mansfield, Chaplin, and Hampton. The land that would become Scotland was known as Mamosqueage. The first European settlers arrived around 1700. Windham resident and Scottish immigrant Issac Magoon named the land after his home country. Newcomers soon began to settle Scotland to farm the land's fertile soil.

Nathaniel Huntington was a leading figure in the early development of the community. He granted land for the first church, the village green, many roads, and a gristmill on Merrick Brook. In 1732, the Connecticut General Assembly granted a petition to the residents of Scotland to establish a new church. Ebenezer Devotion was ordained as the first pastor of the Scotland Parish Congregational Church in 1735. A meetinghouse was also built in 1733.

Scotland's most famous resident, Samuel Huntington, became a lawyer in 1754 and began a distinguished career that included positions in the Connecticut General Assembly and the Continental Congress. He was Chief Justice of

Age Distribution



Source: U.S. Census, 2015 American Community Survey

the Superior Court, a signer of the Declaration of Independence, President of the Fifth Continental Congress, and Governor of Connecticut for ten terms between 1786 and his death in 1796.

In 1781, French General Rochambeau and 5,500 of his troops marched through Scotland on their way to meeting General Washington's army in New York. Rochambeau's assistance was vital to the American-French allied victory against the British at Yorktown later that year.

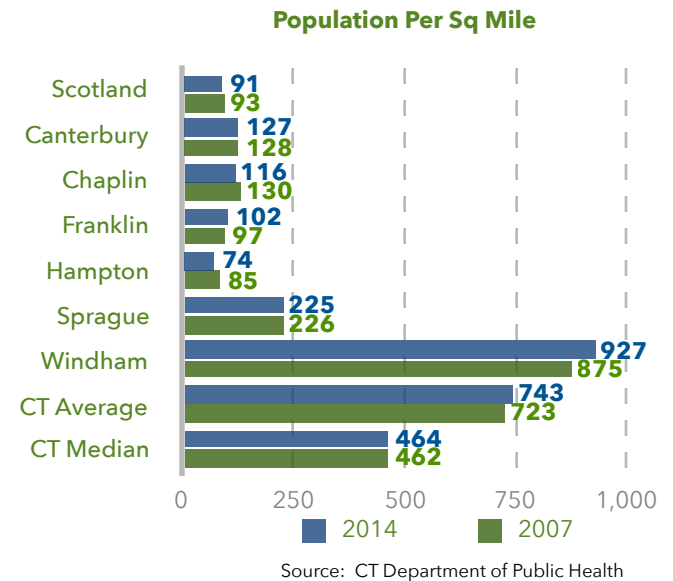
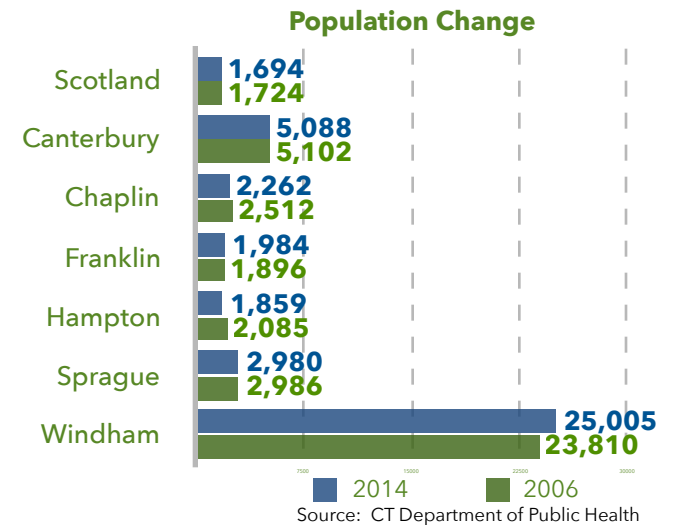
By the nineteenth century, Scotland had developed into a traditional village with a church, school, craftsman shops, and a general store located around the village green. In 1842, the Congregational Church was built and became the focal point of the village center. East of the village green, a hotel known as Central House was built to serve travelers and farmers when they came to town to sell their produce. By mid-century, the Industrial Revolution brought several gristmills and sawmills to Scotland.

Scotland separated from Windham and was incorporated in 1857. From the time of incorporation until 1920, Scotland's population declined as residents, like many of their New England neighbors, moved west to find better farmland or to cities to find employment. Immigrants from Ireland, Canada and later from Italy came to Scotland to work as farmhands, eventually establishing their own farms. Later, poultry farming became a prominent industry.

Scotland's population at the 1860 Census was 720, making it the ninth-smallest town in the state¹. In 2015, Scotland's population was estimated to be 1,686. Scotland is now the eighth-smallest town in the state². From 1920 to the present, the population grew from about 400 people to nearly 1,600 people. The decades of the 1960s and the 1990s were times of particularly fast growth

¹ United States Census Bureau, *1860 Census of the Population*

² Connecticut Department of Public Health, *2014 Population Estimates*



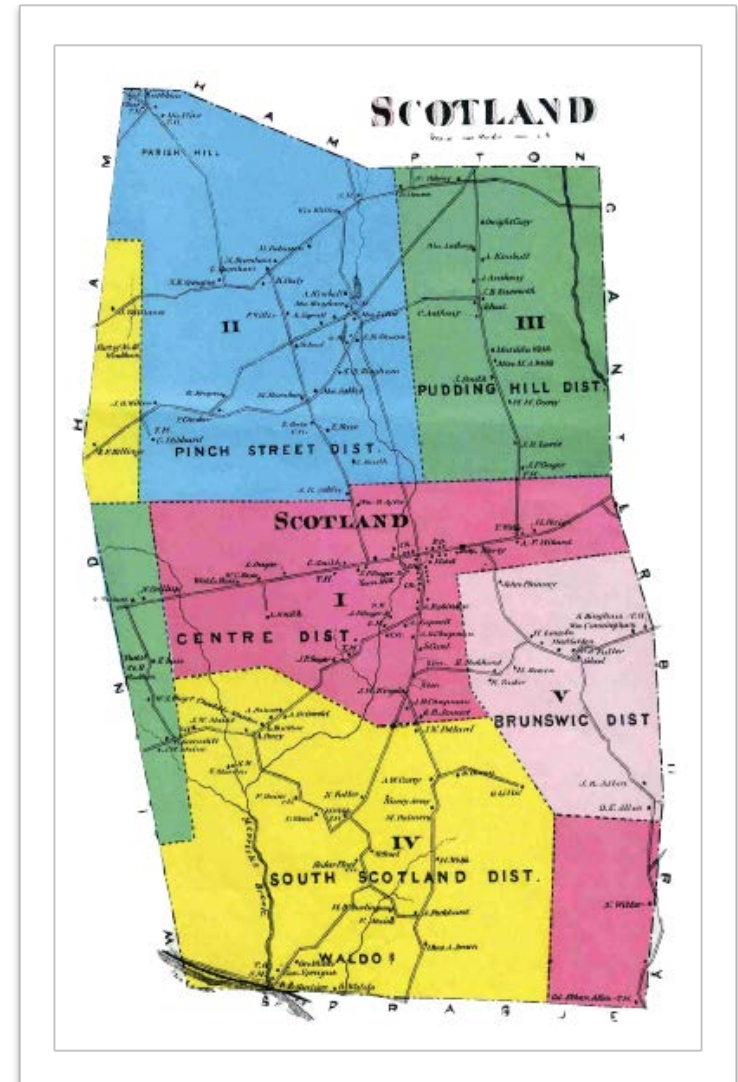
for Scotland. Median age is 44 compared to 40.4 for the State and the same for Windham County.

Zoning was first adopted in 1967. One-acre house lots were common until the mid-1980's when a two-acre minimum lot size was enacted. As the population increased, so did the number of cottage industries and larger scale businesses, but since the 1970s most residents work out of town.

The civic center of Scotland is roughly the geographic center of town, as it has been since the town was incorporated. Today, the town is essentially divided into northeast, northwest, southeast, and southwest quadrants, based on location north and south or east and west of Connecticut State Routes 14 and 97. Scotland is entirely within the Shetucket River watershed and is part of the Quinebaug-Shetucket Rivers Valley National Heritage Corridor, better known as "The Last Green Valley". Scotland, like its namesake, is hilly. Most of the town's hills are rolling and covered in glacial till, allowing for farming. In the town's more forested areas, along rivers and brooks, however, there are steeper hills, cliffs, and rocky, glacial deposits.

Scotland began as an agricultural town. Although there is far less farmed land today, compared to even a few decades ago, Scotland has among the highest ratios of agricultural land to total acreage in Connecticut³. The farmland, rolling hills first commemorated by Issac Magoon remain the identifying characteristic of the town. These features are enhanced Scotland's collection of old homes, the village center with its green, churches, the town hall, general store, and post office, acres of forest, miles of rivers, and abundant beauty.

Scotland has always been one of the smallest towns in Connecticut.



³ University of Connecticut Center for Land Use Education and Research, 2010 Land Cover

Its population however, rose drastically since the mid-twentieth century; between 1960 and 1970 the population grew from 684 to 1,022⁴. Today, Scotland's population is declining and was estimated to be 1,694 in 2014, by the Connecticut Department of Public Health (CT DPH). Scotland is also aging. Scotland's old-age dependency ratio⁵ rose from 14.4 percent to 21.5%, between 2010 and 2014. At the same time, the town's child dependency ratio fell from 40.1 percent to 36.9%⁶. The majority – over 97% – of Scotland is white. This is not dissimilar, however, to other rural communities in northeastern Connecticut. In 2014, it was estimated that three persons in Scotland were Black/African American, three persons were American Indian, and 39 persons identified as being another race or belonging to two or more races. Additionally, it was estimated that 79 persons were of Hispanic/Latino origin – far fewer on a per capita basis than the state average⁷.



Scotland currently enjoys a poverty rate well below the state and county averages—2.5%, compared with 10.5% for the State and 11.4% for Windham County, in 2014. Additionally, the town's unemployment rate was estimated to be below the state and county averages, while median household income was \$79,896⁸.

The majority of Scotland is made up of single-family housing, agriculture, and other open spaces. There is little commercial or industrial development in town. The largest non-residential property in Scotland is a sawmill and lumberyard owned by Scotland Hardwoods, in the town's northwest corner. Land is also used for civic, religious, and institutional purposes, as well as for retail and other small businesses and home-based occupations. The Connecticut Department of Housing (CT DOH) tracks the number of "affordable housing" units in each town, for

⁴ United States Census Bureau, *1960 Census of the Population; 1970 Census of the Population*

⁵ *Age dependency ratio is the ratio of persons 65 and older and 18 and younger, to the balance of the population. Child dependency and old-age dependency ratios are subsets of this metric.*

⁶ United States Census Bureau, *2010-2014 American Community Survey 5-year Estimates; 2006-2010 American Community Survey 5-year Estimates*

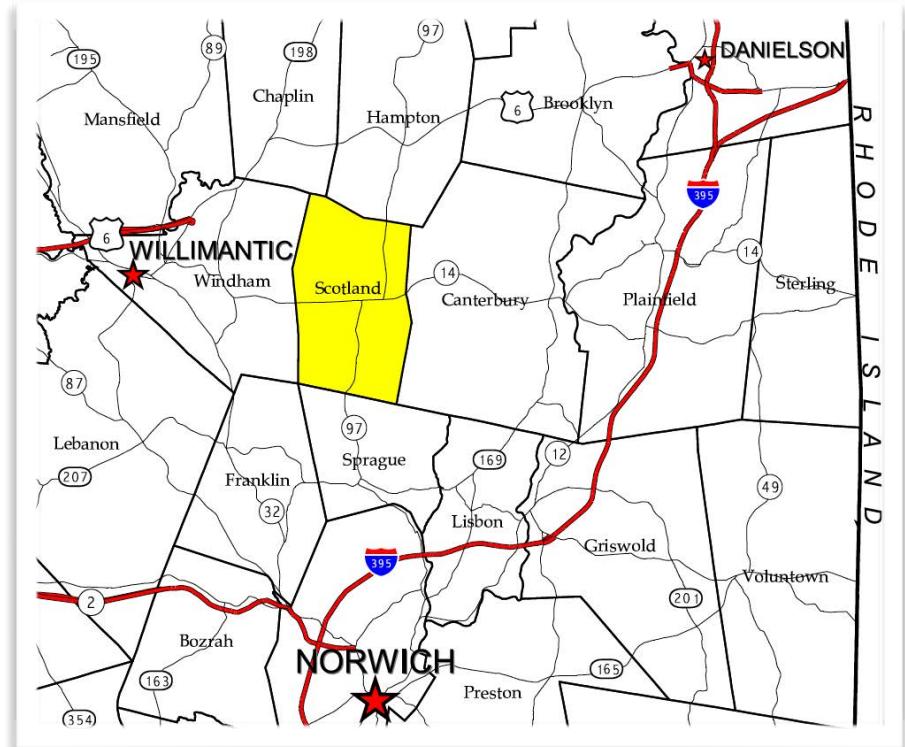
⁷ United States Census Bureau, *2010-2014 American Community Survey 5-year Estimates*

⁸ U.S. Census Bureau, *2011-2015 American Community Survey 5-Year Estimates*

each year. Housing units qualify as affordable when they are subject to deed restrictions or subsidized by state or federal rental or mortgage assistance. In 2015, 11.6 percent of state housing units met these criteria, but in Scotland, affordable housing units accounted for only 2.5 percent of the total. In the entire State of Connecticut, 11.60% of housing units meet this definition of affordable housing⁹. Scotland has a very high rate of homeownership. In 2014, it was estimated that 89.6% of Scotland's housing was owner-occupied. In that same year, 88.7% of units were single-family and the median value of a home was roughly midway between the state and county averages – \$237,300. Scotland has approximately 60 housing rentals. Compared to similar rentals in Windham County, Scotlands rental properties command a comparatively high rental fee of \$1,014 per month; however, relatively few renters paid more than 30% of their income toward rent and rental expenses.¹⁰

Scotland has little diversity in its Grand List, or the total amount of taxable property in town. Residential property accounts for over 80% of the Grand List and there are very few industrial or commercial properties in town. Eversource Energy, which owns land and utility lines, is the town's largest tax payer¹¹.

Scotland Elementary School, in the center of town, serves students in pre-kindergarten through sixth grade. The school building, built in the 1960s has been well maintained. A substantial addition was completed in 2007. In the



⁹ Connecticut Department of Housing, *2015 Affordable Housing Appeals List*

¹⁰ United States Census Bureau, *2010-2014 American Community Survey 5-year Estimates*

¹¹ Connecticut Economic Resource Center, *CERC Town Profile 2016: Scotland, Connecticut*

2015-2016 school year, 119 students attended Scotland Elementary School, an average of 15 per grade¹². The towns of Scotland, Chaplin, and Hampton make up Regional School District 11, a secondary education district. Students in grades seven through twelve attend Parish Hill High School in Chaplin, located where the three towns' boundaries converge. Parish Hill High School had 241 students in the 2015-2016 school year, an average of 41 per grade.

Most municipal facilities in the Town of Scotland are located in and around the village center. The facilities are: the historic Town Hall, the Public Works garage, the Scotland Public Library (and D'Elia Antique Tool Museum), Scotland Volunteer Fire Department, and Scotland Elementary School. The town also maintains Bowers Park in the southern portion of town as well as the Town Green. Scotland jointly operates the Hampton/Scotland Transfer Station in Hampton.

¹²

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Goals, Objective, and Actions

The goals, objectives, and actions of the Plan serve as guidelines and actions for directing future growth and planning in the Town. These guidelines are broad enough to cover all major planning areas, but are specific enough to guide and evaluate the progress of the plan.

- **Goals** are the outcomes that are deemed to preserve the positive aspects of the town and to improve areas considered deficient.
- **Objectives** are the short-term policies/actions which, if achieved, will serve to implement the long-term goals. Objectives are specific, measurable, achievable and politically, legally, and financially feasible.
- **Actions** describe how the desired outcome will be achieved. They correspond directly to the objective they serve.

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A. Governance

The Town government of Scotland, like the other 169 towns in Connecticut, performs a variety of functions and services on behalf of its residents. The primary purpose and function of the local government is to provide for the health and welfare of its residents while properly managing its revenues and expenditures. Scotland, like most towns in Connecticut and New England, operates under a Town Meeting. The purpose of the Town Meeting form of government is to approve a budget, a tax rate, bonding, sale of town real property, and changes to town government. All registered voters are members of the Town Meeting. Non-registered U. S. citizens who are property owners may also vote on monetary issues.

Scotland, while small in terms of population, has most of the same obligations as Connecticut's largest municipalities. This places a tremendous burden on a small budget (just under \$6 million), part-time staff and volunteers to operate the services necessary to keep Scotland functioning. The majority, about 69 percent, of the town's revenue comes from local property taxes. The Town has a high mill rate¹³ of 38.86 (2016-17). Education is the largest annual expense – requiring approximately 77 percent of the FY 2015-2016¹⁴ budget.

Ensuring that the Town meets its obligations is a fundamental function of town government. Understanding the obligations of town government and the means by which to meet those obligations is essential to good government. The issues challenging a town are wide ranging and often require decisions. Most often, this responsibility falls to the First Selectman. The administration of town affairs lies with the three member Board of Selectmen. The First Selectman is the town's highest

There are one hundred sixty-nine (169) towns and cities in the State of Connecticut. All towns and cities are governed by the General Statutes, and Title 7 generally provides for the obligations and duties of a municipality. Section 7-148 generally outlines the scope of municipal powers, but specific municipal powers are described throughout the General Statutes. Any municipality can enact a charter pursuant to Chapter 99. If a municipality does not have a charter, it is governed by the General Statutes and any ordinances that have been enacted by the municipality. Such municipalities will be referred to in this Manual as "statutory towns."

Council of Small Towns
Connecticut Municipal Leaders Manual

Towns can exercise no powers except such as have been expressly granted to them or by fair implication conferred upon them by state.

Connecticut Case Law, 21 CS 347

¹³ The mill rate is the property tax rate per \$1,000 of assessed value

¹⁴ Town of Scotland, General Government Budget FY 2015-2016

elected official and chief administrative officer. This official is the person charged with the responsibility to manage, represent, and address the daily issues that confront Scotland. It may be an eviction, tree in the road, a lost dog, grant application, testifying before the Legislature, union negotiation or any number of matters that need to be addressed on behalf of the Town.

Other key administrative offices include Town Treasurer, Tax Collector, Town Clerk, and Assessor. Scotland is unusual in that the Board of Selectman also serves as the Board of Finance. There is no instruction manual for these elected offices; most of the instruction comes from on-the-job experience.

All statutory towns¹⁵ (such as Scotland) may have municipal boards, commissions, and committees allowed under the Connecticut General Statutes or which are necessary to carry out other functions specifically allowed under the statutes. A major challenge for the Town is to recruit and retain interested, capable volunteers for municipal boards, commissions, and committees. Based on data from the Office of Policy and Management, the Town's Grand List has dropped by 14 percent from 2008 to 2014¹⁶.

Residents in Scotland are served by six post offices. As a result postal and other delivery services are frequently unable to correctly route mail and packages, especially for overnight delivery. In addition, because most residents have addresses in another town, it is difficult to establish town-wide identity..

Municipal services include:

- Administrative functions, including, among others, the offices of

Except as otherwise provided by law, there shall be held in each town, annually, a town meeting for the transaction of business proper to come before such meeting, which meeting shall be designated as the annual town meeting. Special town meetings may be convened when the selectmen deem it necessary....any person who is an elector of such town may vote and any citizen of the United States of the age of eighteen years or more who, jointly or severally, is liable to the town, district or subdivision for taxes assessed against him on an assessment of not less than one thousand dollars on the last-completed grand list of such town...

Section 7-1 and 7.6,
Connecticut General Statutes

Fiscal Indicators

Moody's Rating	A1
Debt Service	\$391,210
Bonded Regional School District Debt	\$0
Long Term Bonded Debt	\$2,930,000
Total Indebtedness	\$2,930,000
Total Indebtedness as Percent of Total Expenditures	49.6%
Debt as Percent of Revenue	48.6%
Debt per Capita	\$1,730
Debt per Capita as Percent of State Average	74.7%
Ratio of Debt to Actual Grand List	2.3
Ratio of Debt to Equalized Net Grand List	1.9
Source: CERC	

¹⁵ Connecticut has two types of towns: "Statutory" and "Charter" - Statutory towns operate fully from the General Statutes. Charter towns develop, within what the law allows, their own set of operating bylaws or constitution.

¹⁶ Connecticut Office of Policy and Management, Fiscal Indicators, http://www.ct.gov/opm/lib/opm/igp/munfinsr/fi_2011-15_edition_as_of_1-11-17.pdf

the First Selectman, Town Clerk, Tax Assessor, Tax Collector, and Registrar of Voters.

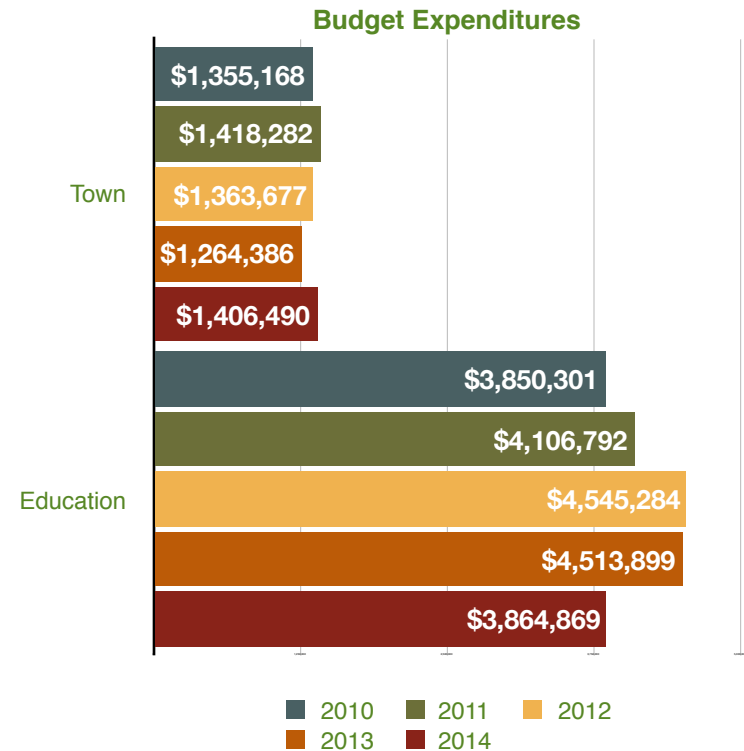
- Enforcement of building, zoning, and wetlands codes. (I believe sanitation is handled by the health district)
- Maintenance of public infrastructure
- Educational services
- Safety and emergency services provided by the Scotland Volunteer Fire Department, supplemented by the Windham Hospital paramedic service. Police service is provided by the Connecticut State Police.

Municipal facilities include:

- Town Hall
- Town Garage/Public Works Department
- Bowers Park
- Public Library
- Scotland Elementary School
- Parish Hill High School
- Transfer Station

Summary of Issues

- *Scotland has one of the highest mill rates in the state*
- *Boards and commissions, along with the fire department, face difficulty in recruiting, training, and retaining volunteers in sufficient numbers.*
- *Reliance on State funding and compliance with future mandates make year-to-year budgeting difficult to predict*
- *Many town records, along with its ordinances, regulations, forms, and applications, are available in paper format only and cannot be obtained from the Internet.*
- *Citizen participation in governance needs to be encouraged.*
- *Town office space is not adequate or appropriate*
- *Scotland is served by numerous post offices, other than the Scotland Post Office, which bears the name of neighboring towns and villages, creating confusion and potentially harming the town's sense of identity*



Source: CT Office of Policy and Management

Goal

Provide the services and facilities necessary to conduct the business of the town and address the needs of its citizens efficiently and effectively.

Objectives and Actions

1. **Qualified staff and volunteer talent to serve the varied needs of the Town**
 - a. Make Currently elected positions, appointed when allowed by statute
 - b. Provide assistance to land use commissioners attending education work shops
2. **Reduce Town Operating Costs**
 - a. Explore combining some governmental functions, especially back office functions and IT, with neighboring towns or school districts
 - b. Digitize ordinances, land use regulations, and forms and applications, and make them available online.
 - c. Explore options for siting solar panels on municipal buildings
3. **Make the Town Hall a Functional, Code Compliant Structure**
 - a. Conduct an assessment of the Town Hall in terms of its physical plant, structural needs and functional limitations
4. **Establish One Post Office and Corresponding ZIP Code for the Town**
 - a. The Board of Selectmen, working with the Congressional delegation will seek to institute the change

B. Natural Resources

Scotland's natural resources (forest, waterbodies, open space, wetlands and soils) are invaluable components of the Town. The quality of natural resources affects property values, recreation, wildlife habitat and quality of life (including "rural character"). The Town's abundant natural resources and protected land make it one of the least developed towns in the state; approximately one-fifth of the town is permanently protected as open space. Scotland is located at an average elevation of 272 feet above sea level. The Town's highpoint of 640 feet above sea level, is Parish Hill, located in the northwest corner of Scotland, adjacent to Chaplin, Hampton and Windham. Scotland also has several other topographical features that reach 500 feet or more.



The majority of Scotland is forested, with several large unfragmented¹⁷ forested blocks. Deciduous forest accounts for 64% of all land cover; coniferous forest accounts for 5%.¹⁸ Typical of Connecticut, the town's forests are dominated by oak; other common tree species include maple, white pine, red and white cedar, and eastern hemlock, which can be found in stands along brooks and streams. Scotland contains two significant coniferous forest blocks, one on Merrick Brook (owned by the State) and the other in the northeast corner of town. Coniferous forest blocks provide important habitat diversity within the largely deciduous southern New England forest and should be protected. The forests provide critical habitat for a variety of

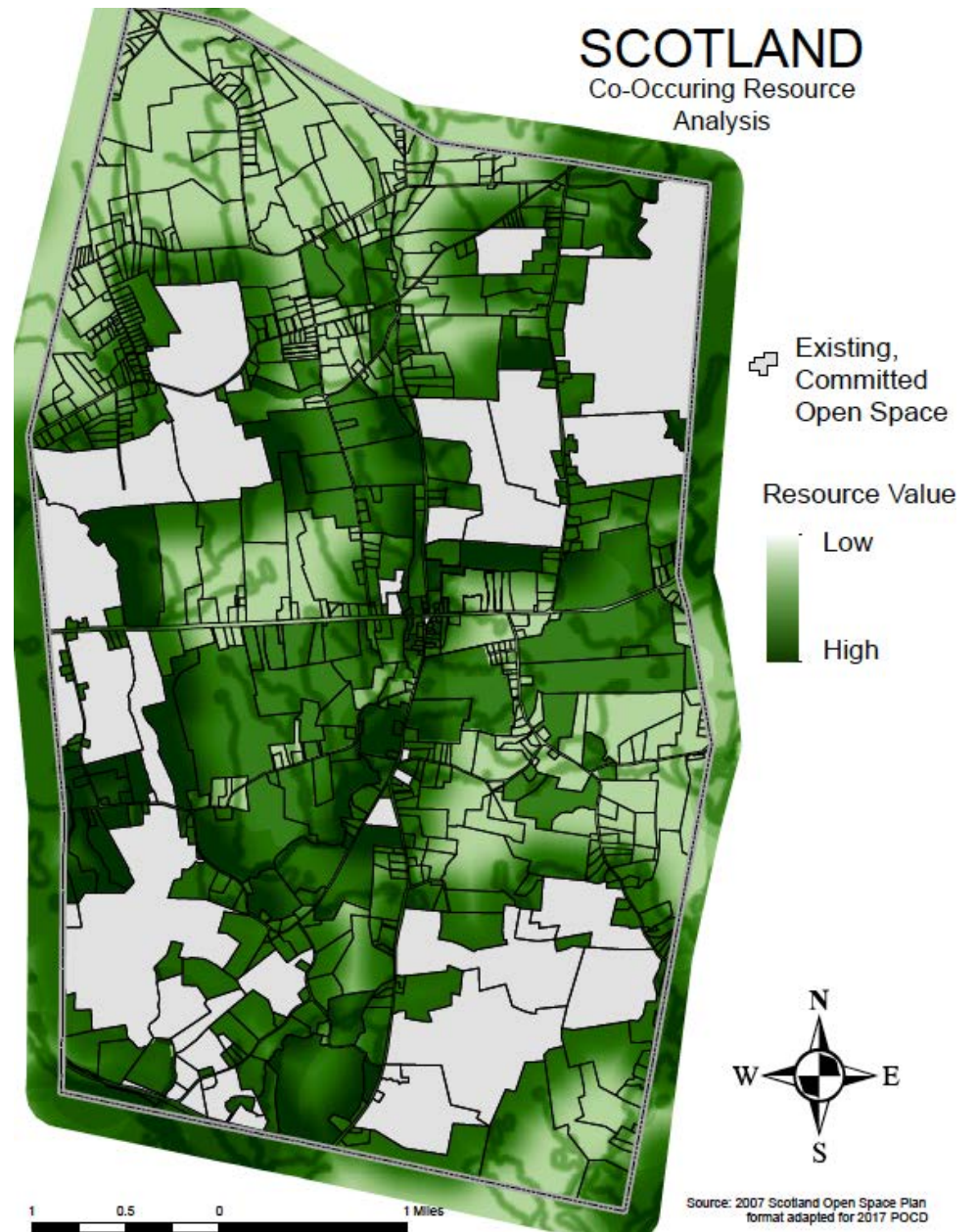
¹⁷ Unfragmented, and undeveloped areas that are important for providing wildlife habitat. Composed of a variety of habitats, these rural super blocks are generally identified as being greater than 500 acres in size and less than 4% developed. Development and road building in these areas should be designed to create the least possible impact to wildlife habitat.

¹⁸ University of Connecticut Center for Land Use Education and Research, 2010 *Land Cover*

wildlife and include areas for hiking, hunting, and other forms of recreation. Scotland houses the Mohegan State Forest, which covers over 700 acres in the southeastern border, adjacent to Sprague. The most recognized natural resource in Scotland is the Talbot Wildlife Management Area. Home to several state-listed threatened and special concern species, Merrick Brook is rated as having the highest potential for wild brook trout management in eastern Connecticut. Its exceptional aquatic diversity and habitat value make the Merrick Brook Natural Area Preserve one of Scotland's highest priorities for natural resource protection.

Twenty percent of Scotland's land area is encompassed by State Forests, Wildlife Management Areas and not-for profit entities, while another 27.9% is forest held in private hands, and covered by PA 490, for a total nearing 50% of Scotland's land area. These forests are a substantial economic and ecological resource and need to be managed in a way that protects and enhances their value. Scotland has a significant variety of natural resources (soils, water, forests, etc.) and varied habitat to support fish, wildlife and forest elements. One of the maps developed for the Town's Open Space Plan was a Co-Occurring Resource Map. This map takes in multiple natural resources and essentially stacks or layers one on another to show the areas of most importance in terms of natural resource concentration.

Town boards and commissions use this map to assist in making decisions related to development, investment and protective actions.



Several different entities work to protect the town's forests and other open spaces. Areas under their management include:

- Town Open Space, which include three cemeteries, the Town Green and Bowers Field. In total these lands equal approximately 0.2 percent of the protected open space in the town.
- Town lands next to the Fire Department which total 10-12 acres.
- Wildlife Management Areas (WMA) (representing 15.3% of all open space), acquired between 1970 and 2003 by the State. These lands contain one of the few wild trout fisheries in the State. These lands include land subject to an Agricultural Restriction acquired in 1987.
- The Nature Conservancy controls two parcels (equalling approximately 4% of the total preserved area) acquired between 1975 to 1985, and which comprise the Rock Spring Wildlife Refuge, located east of Pudding Hill Road abutting the Canterbury and Hampton borders.
- Joshua's Tract Conservation & Historic Trust ("Joshua's Tract"), which has protected more than 3,000 acres of land in twelve towns in northeast Connecticut by acquisition and through conservation restrictions, recently acquired several parcels of land on the east and west side of Devotion Road, near or adjacent to the Mohegan State Forest. It also holds a conservation easement on a 50-acre parcel abutting the Talbot wildlife management area.
- The Governor Samuel Huntington Trust controls just under 13 acres of land on the north side of Huntington Road. One of these parcels contains the birthplace of Samuel Huntington, past Governor of Connecticut, signer of the Declaration of Independence, and the President of the Continental Congress just prior to the assumption of the Presidency by George Washington.
- The Scotland Historical Society controls a 10-acre parcel of land associated with the Waldo Homestead on the north side of Waldo Road.
- The Shoemaker Demonstration Forest, a 50+ acre tract located on the south side of Brooklyn Turnpike, is a restricted parcel, acquired by the Forest Landowners of Eastern CT, Inc..
- The State of Connecticut, Department of Agriculture, has acquired Agricultural Restrictions on 939.26 acres.

Scotland is also within the geographic area of one of the last clusters of New England Cottontail rabbit - the only rabbit native to Connecticut. This species, which settles in scrublands—areas dominated by grass, shrubs, and immature trees is now in decline. “In 2006, the U.S. Fish and Wildlife Service (USFWS) designated the New England cottontail as a candidate for threatened or endangered status due to the severe population decline and widespread habitat loss experienced since the 1960s. The species' range had been reduced by about 86%, with only 5 smaller populations remaining across New England (including Scotland) and eastern New York.” according to the Connecticut Department of Energy and Environmental Protection. “Biologists believe the reduced extent of young forest and shrub-land habitat is the primary reason for the decline in numbers and range of New England cottontails....To date, hundreds of acres of habitat on Connecticut’s public and private lands have been enhanced in patches ranging from 6 to 100 acres in size. These projects benefit not only the New England cottontail, but more than 50 species of greatest conservation need that depend on young forest habitat.¹⁹”



The Shetucket River (a tributary of the Thames River) which drains a large portion of Northeastern Connecticut, flows through the southwest corner of Scotland. Significant streams feeding it include Beaver Brook, Merrick Brook, Waldo River and Little River. The area in the vicinity of the Merrick Brook and Beaver Brook (near the confluence with the Shetucket River) is particularly notable as a biodiversity node. The Merrick Brook, Beaver Brook, and the Little River are among the streams in Scotland identified as having thriving populations of wild trout – an uncommon occurrence in Connecticut, and an important indicator of water quality and valet wildlife corridors.

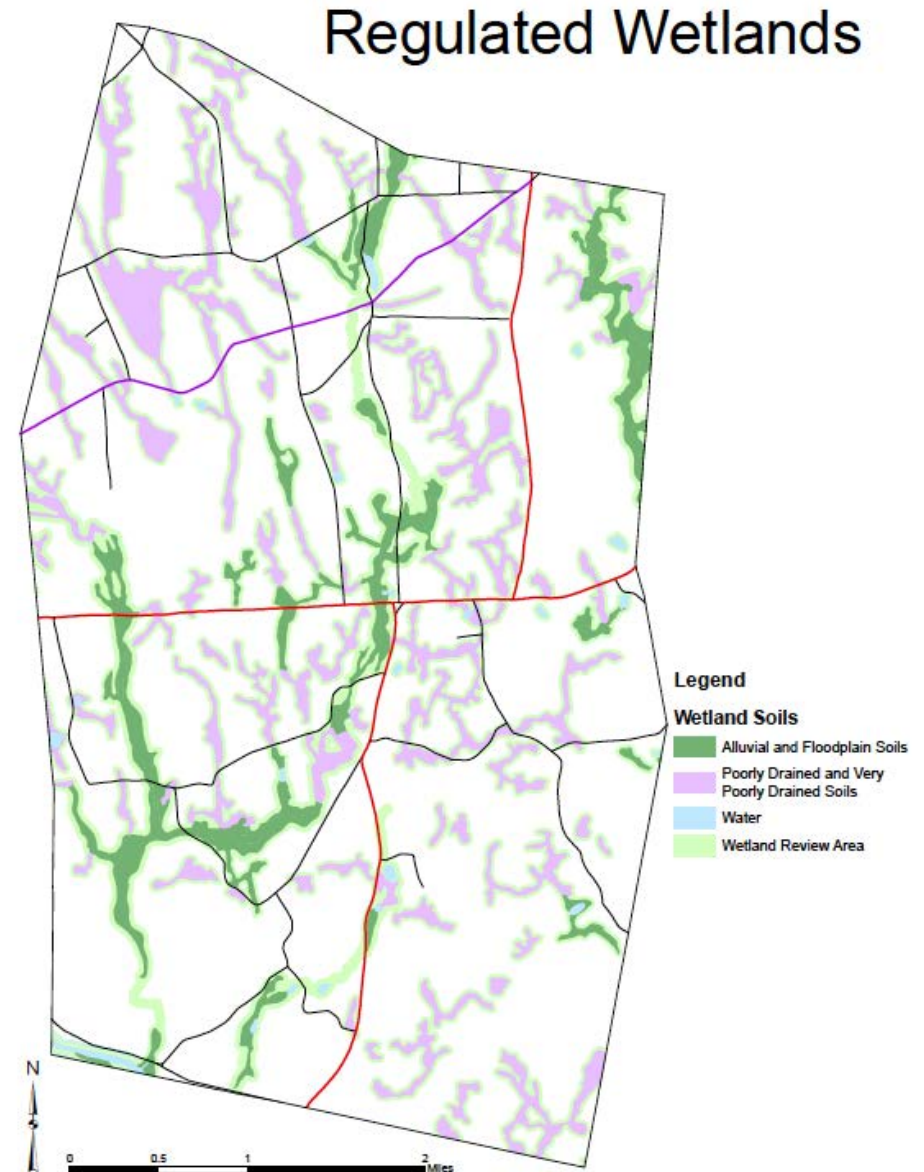
Wetlands are valuable natural resources. Wetland soils are distributed in all sectors of the town. They serve important natural functions by helping to maintain water quality, by providing wildlife habitat, and by connecting other natural areas in an ecological network. Wetlands and Watercourses are regulated by State law and managed locally by the Town’s Inland Wetlands and Watercourses Commission.

Much of Scotland overlies stratified drift aquifer areas. This type of aquifer is composed primarily of sand or sand and gravel overlayed by fine to very fine sand, salt and clay and is assumed to be capable of providing large volumes of drinking water. All of the homes and businesses in Scotland utilize individual wells and on-site septic systems. Given the rural nature of the

¹⁹ <http://www.ct.gov/deep/cwp/view.asp?a=2723&q=325996>

community, this is projected to continue, with no public sewer or water systems for future growth. All of the water used in the Town of Scotland's homes, stores, and institutions are derived from wells. These wells draw upon groundwater, which comes from both bedrock and stratified drift aquifers underlying Scotland and surrounding towns. The primary responsibility for issuance of permits and monitoring problems rests with Eastern Highlands Department of Health. While there is no outstanding need for public drinking water at this time, protection of this resource is critical for future users. Potential sources of groundwater contamination are the Town Garage, the former town dump, and the Hampton/Scotland Transfer Station.

A large portion of Scotland contains Prime Farmland Soils and Statewide Important Farmland Soils. "Farmland Soils includes land that is defined as prime, unique, or farmlands of statewide or local importance based on soil type, in accordance with the Code of Federal Regulations, CFR title 7, part 657. It identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops and is available for these uses.²⁰" Prime and Statewide Important soils can typically be found in river valleys and are primarily concentrated between Route 14 and Merrick Brook, in central Scotland. Land devoted to agricultural use comprises only 20 percent of Scotland's land area (to judge by the amount of land subject to PA 490 easements), but because open farmland is the most distinctive feature of its viewscape, it has substantial impact on the town's character and identity. Increased acquisition of farmland will be of greatest benefit to the town if agriculture



²⁰ https://cteco.uconn.edu/guides/resource/CT_ECO_Resource_Guide_Soils_Farmland.pdf

remains viable. Participation in the State's Agricultural Preservation Program is one of the most effective ways of preserving farmland while promoting the continuation of farming as an industry. Soils suitable for agriculture are abundant in Scotland and many areas are still actively farmed.

The State DEEP maintains an inventory of sites deemed significant because they contain endangered or threatened species, or species of special concern. All, or a portion of six sites have been identified in Scotland. Among the species which generated the listing is the Mountain Spleenwort, a State threatened species. Other species found in Scotland include the following:

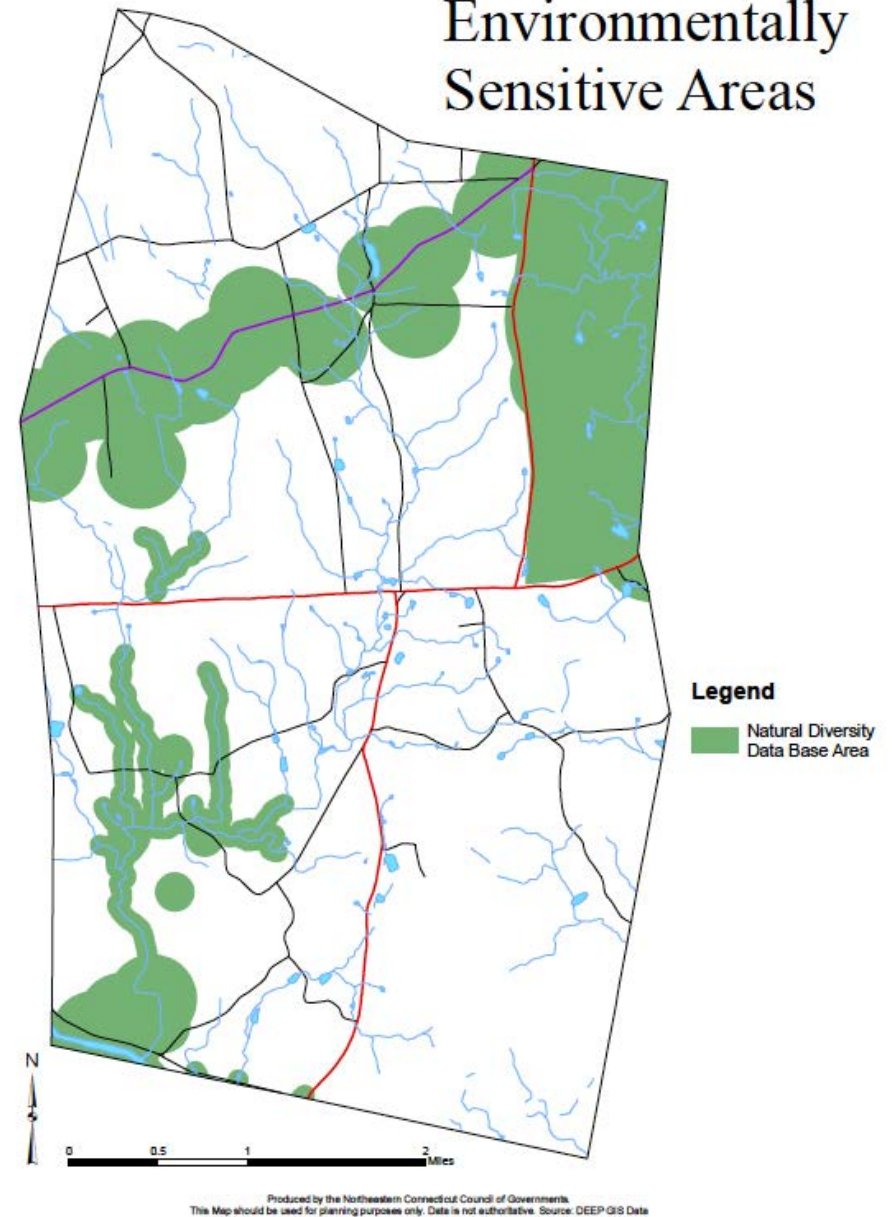
- Dragon's Mouth Orchid (Endangered)
- Purple Milkweed (Special Concern)
- Creeping Bush-clover (Special Concern)
- American Ginseng (Special Concern)
- Thread foot (Special Concern)
- Seaside Dock (Special Concern)

Scotland's community "character" is, in large part, defined by its own unique combinations of natural resources. This includes its rivers, expanses of open farmland, extensive forests and ridgetops.

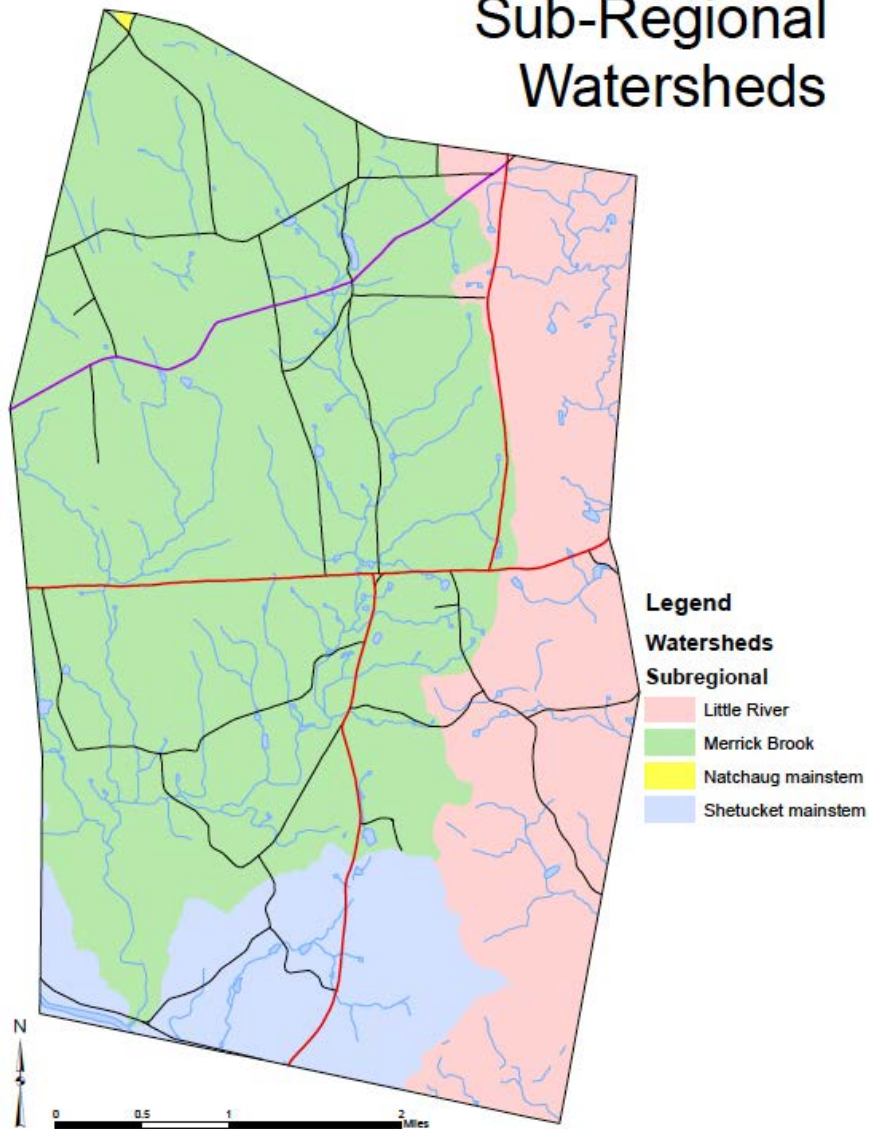
Issues

- *Trails are not connected with those of surrounding communities*
- *Lack of zoning regulations and policies related to*

Environmentally Sensitive Areas

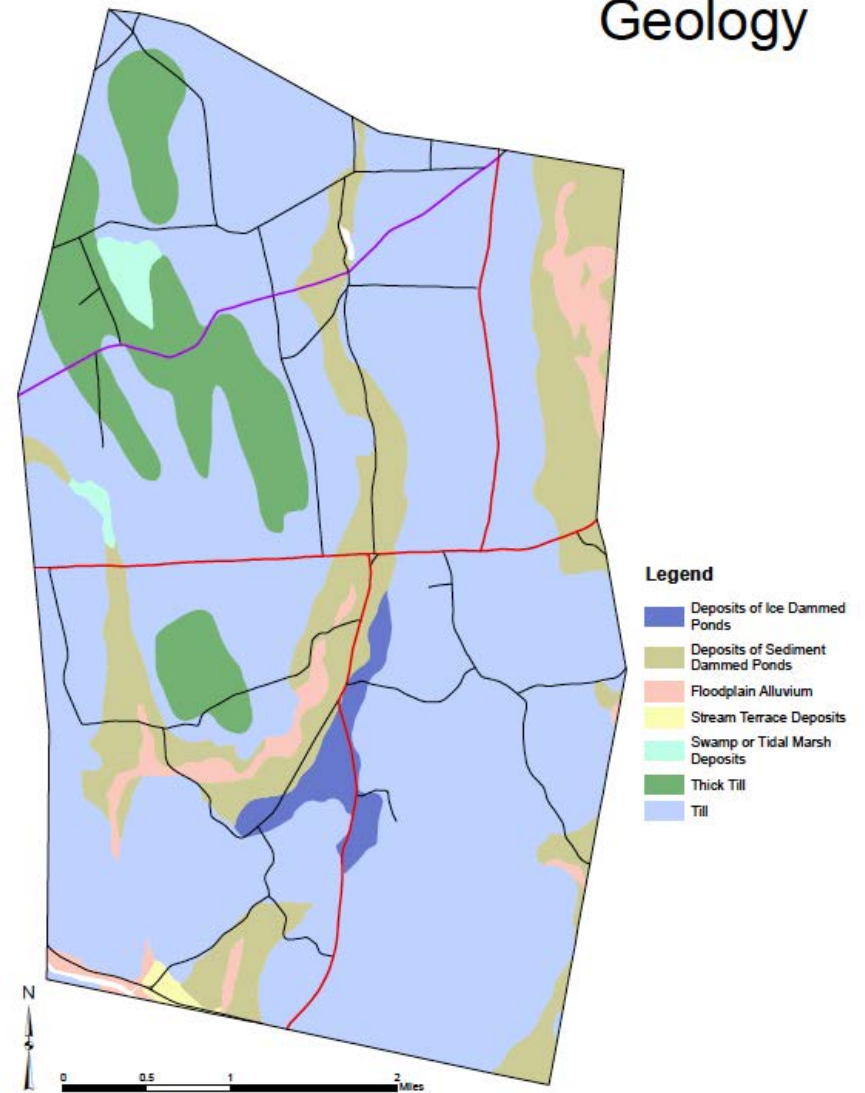


Sub-Regional Watersheds

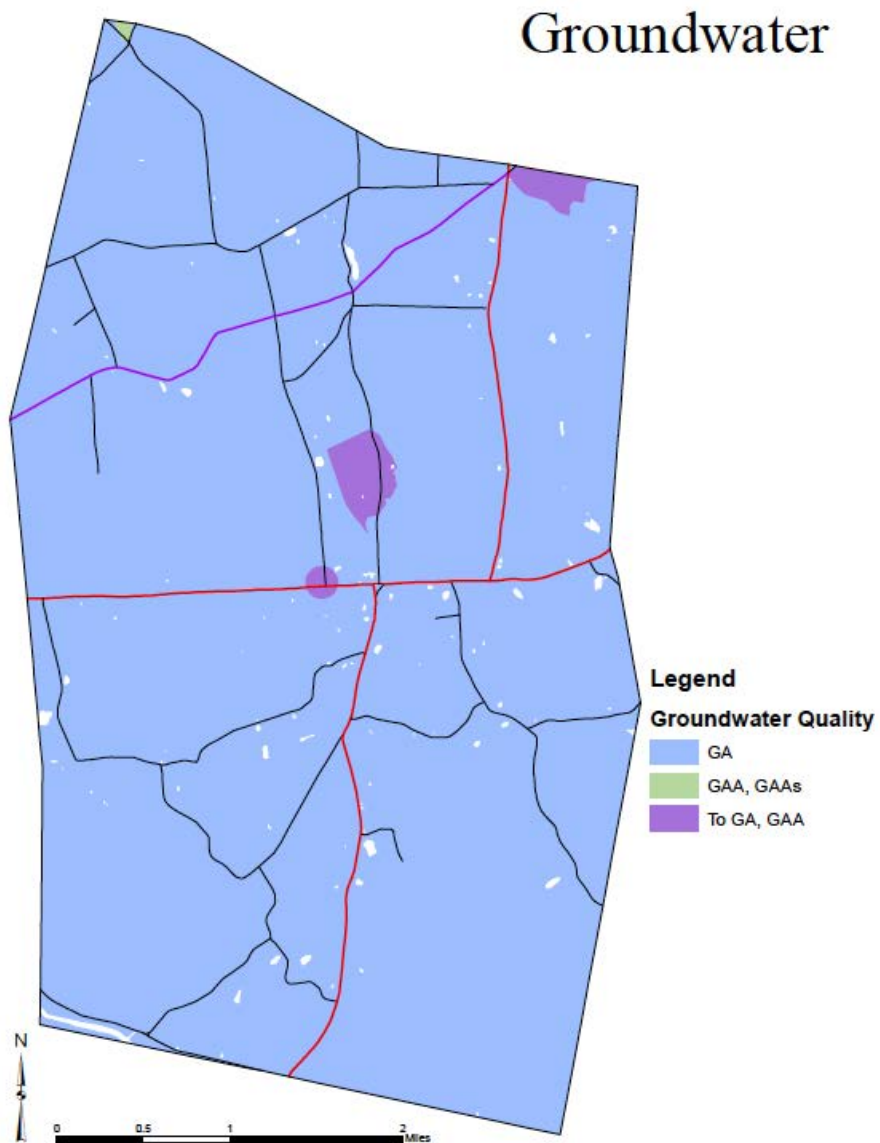


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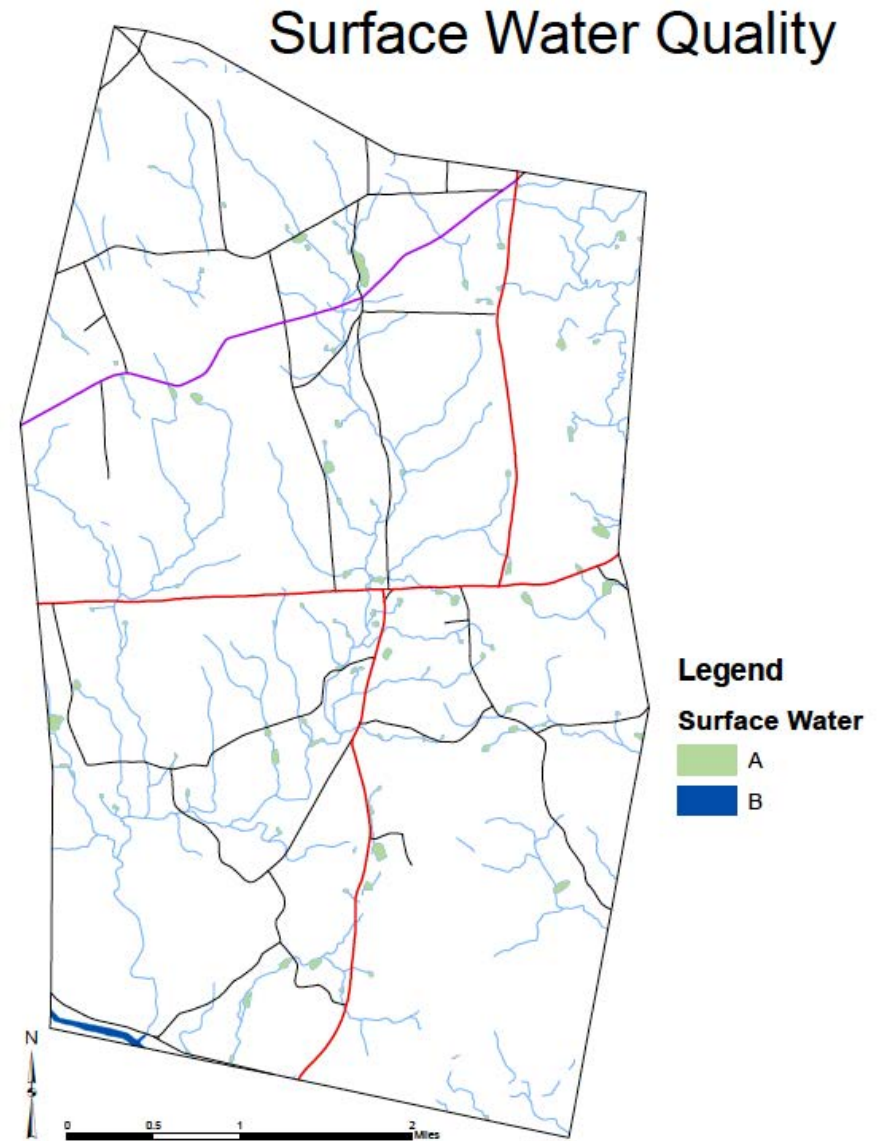
Geology



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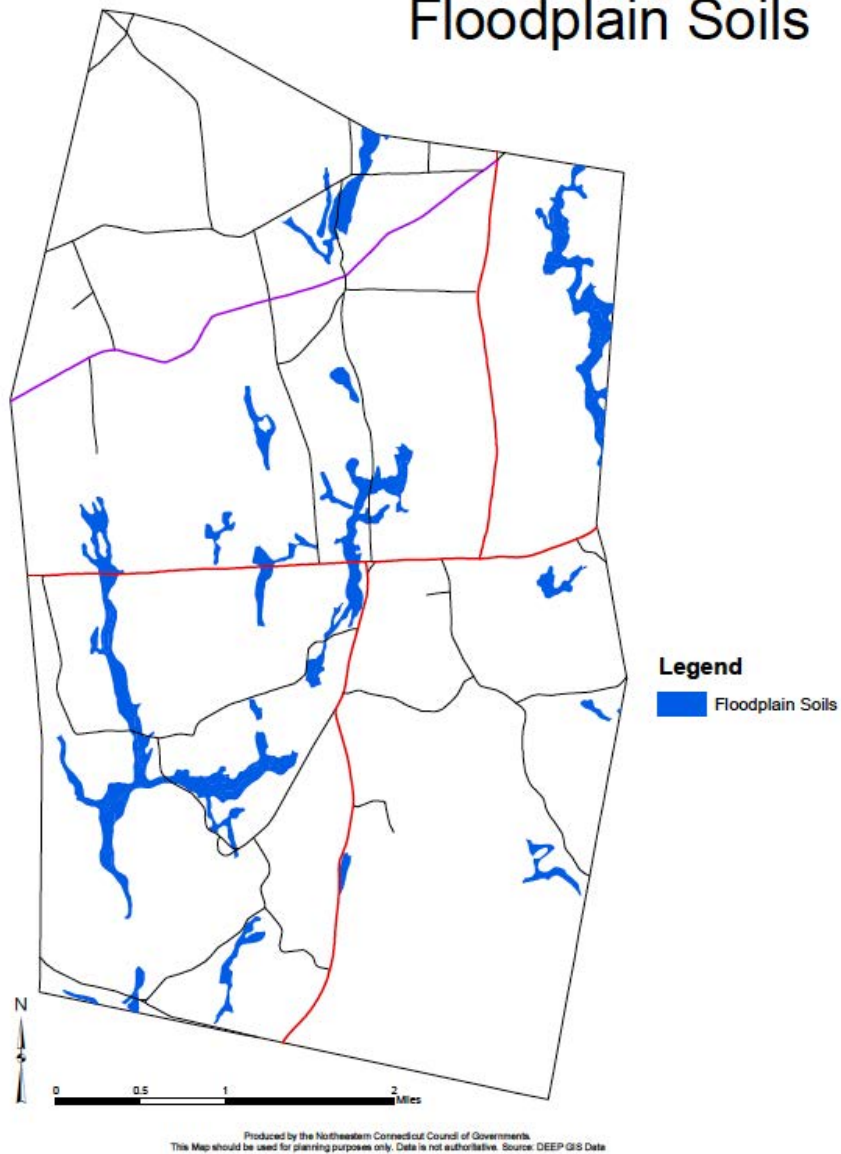


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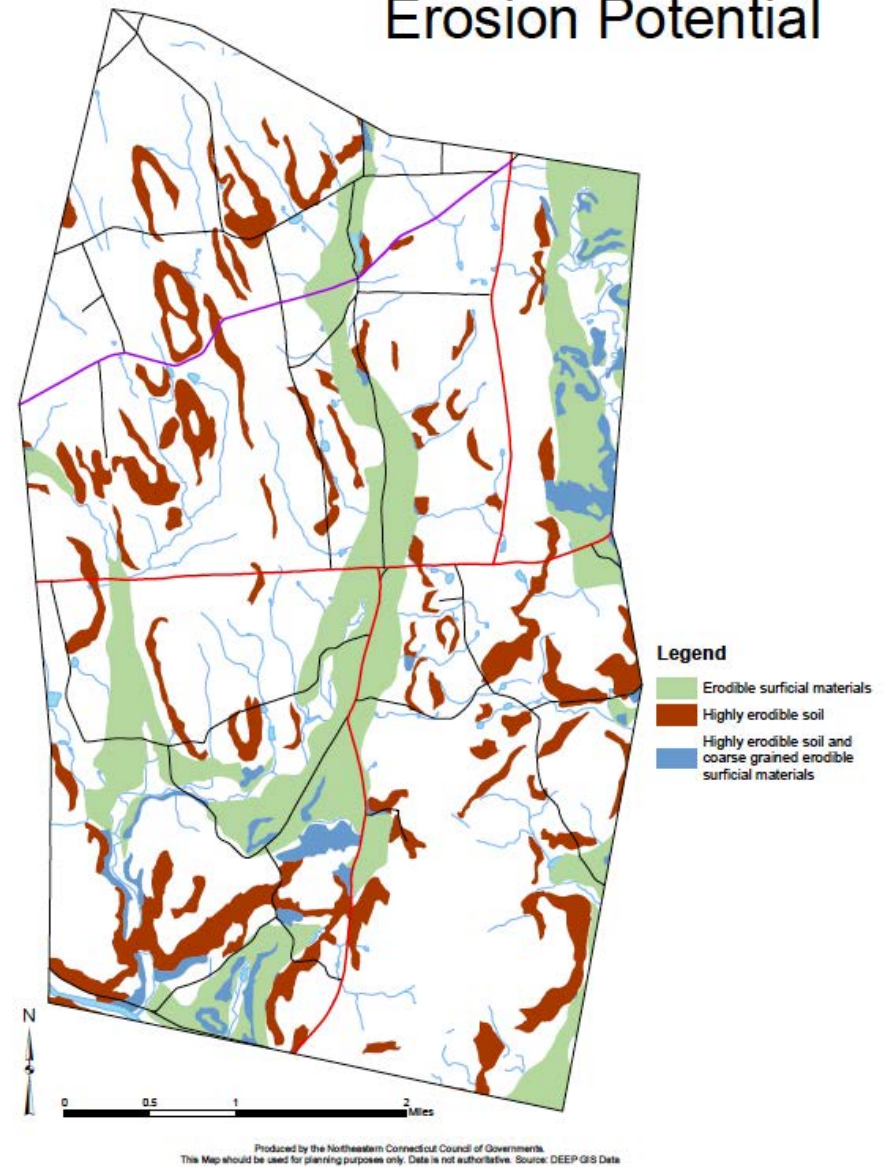


Produced by the Northeastern Connecticut Council of Governments.
This map should be used for planning purposes only. Data is not authoritative. Source: DEEP GIS Data

Floodplain Soils



Erosion Potential



appropriate development that keeps in mind conservation and open space management

- *Protection of stone walls*

Goal

Protect and sustainably manage the Town's natural resources

Objectives and Actions

1. Preserve and protect the natural resources of the Town.
 - a. The Board of Selectmen should establish a Conservation Commission and have it report not less than bi-annually to the Board of Selectmen, PZC and the Town Meeting on its progress toward and concerns about protecting and preserving natural resources.
 - b. Create, through the Conservation Commission, a partnership with State and not-for-profit conservation organizations to meet the goals of this Plan.
 - c. Explore the feasibility of participating in the joint State-Town Farmland Preservation Program of the State Department of Agriculture.
 - d. Create a dedicated Open Space Fund to serve as a repository for donations, grant money, and fees-in-lieu of open space, and as a vehicle for outright acquisition; purchase of conservation or agricultural restrictions; to enable partnering with other entities; and to create a pool of funds for grant matches, among other relevant purposes.
 - e. Promote the consultation of the Open Space Priority Map (Co-Occurring Resources Composite) contained in this Plan, generally, by Scotland's regulatory agencies, by not-for-profit conservation organizations, abutting towns, regional councils of governments, and the State of Connecticut, in making land use and open space preservation decisions.

- f. Apply for Federal and State Open Space grants, including the feasibility of being co-applicants with other entities.
- g. Aggressively maintain the intent of the 490 law.
- h. The Town, through the Tree Warden, will inventory "Street Trees" and develop a tree retention, maintenance, and replacement program in consultation with the Conservation and Historic Preservation Committee.
- i. Maintain, through the Tree Warden, communications and cooperation with the Department of Transportation, Eversource since these two organizations have a direct impact on the health, condition, and number of trees along the roads throughout Scotland.

2. Reduce forest fragmentation and encroachment

- a. Partner with the State and non-profit entities (land trusts and conservation organizations) to assess and protect critical wildlife habitat in forested lands

3. Create an integrated system of trails throughout open spaces, but design them with sensitivity to natural systems and property rights

- a. Create greenways of open space, and linkages between existing open space areas
- b. Make it a priority to create an open space linkage between Mohegan State Forest and the Talbot Wildlife Management Area
- c. Consider multi-town open space linkages (i.e., Shetucket River, Little River, etc.)
- d. Give priority consideration for the protection of stream and river corridors containing wild trout populations

4. Encourage natural resource based industries, such as agriculture and forestry, that are compatible with, and foster open space preservation, natural resource habitat conservation and protection of rural character

5. **Preserve Scotland's agricultural heritage by protecting the most important and visible farmland and by enhancing commercially viable agricultural operations**
 - a. Support state programs that assist local farmers in maintaining commercial viability. Incorporate measures in the Scotland Zoning and Subdivision Regulations that seek to create compatibility of new development with traditional agricultural activity.
 - b. Encourage the State, as part of its Purchase of Development Rights Program, to give preference to agricultural lands at the following locations:
 - Pinch and Brook Streets
 - Bass Road / Gager Hill Road / Plains Road
 - Land abutting Beaver Brook and wetlands, north of Route 14
 - Route 14 from Pudding Hill Road east to the town line
6. **Conserve productive forests in a way that protects native wildlife populations, supports the forest industry, preserves scenic rural character, and supports recreational opportunities**
 - a. Foster viable forest management practices, and encourage major private landowners to manage their properties in accordance with forest management best management practices (BMPs).
 - b. Encourage the State DEEP and not-for-profit conservation organizations to augment the State Forest holdings in Scotland in accordance with this Plan's priorities.
7. **Promote the protection of natural areas, historic properties, expanses of forested lands, agricultural lands, especially properties with combinations of these elements, which have the highest visibility from publicly accessible areas.**
 - a. Conduct a detailed viewshed analysis of scenic areas as a basis for regulation and design guidelines that seek to preserve rural character
 - b. Draft and implement zoning and subdivision regulation amendments to protect viewscales.

- c. In considering protecting land as open space by land or easement / restriction, give priority consideration to the most visible properties noted as priority areas on the Open Space Priority Map.
- 8. Surface and groundwater resources in the Town will be protected, in accordance with federal, state, and local regulations through control of land uses and the storage and use of potentially harmful materials.**
- a. The Conservation Commission will inventory these resources and make appropriate recommendations regarding their preservation and/or protection.
 - b. A regulation should be adopted specifically addressing the protection of surface and subsurface water resources.
 - c. Information, through the Conservation Commission and Town Hall on the impact of lawn fertilizers, septic effluent, and other residential property pollutants will be made available to residents, especially those who reside within one hundred feet of a stream or pond.
 - d. Through the leadership of the Conservation Commission, Wetlands Commission, stewardship of water resources will be incorporated into Scotland's land use, educational, and conservation programs in order to assure that future area residents continue to enjoy the benefits of its streams and ponds.
 - e. Pervious surfaces will be encouraged where appropriate for all driveway and parking areas through subdivision regulations and driveway ordinance.
 - f. The Conservation Commission shall conduct and maintain an inventory of Scotland's streams to determine areas of habitat impairment and for use as the basis for grant applications to receive funds to improve areas where habitat is impaired.
 - g. The Conservation Commission shall conduct and maintain an inventory of streams and other water body easements to determine public access points to them and incorporate it into Scotland's conservation planning process.
 - h. Land regulations will be carefully constructed to protect water quality of Scotland's rivers, streams, and ponds which are often more sensitive environments that may need different land use regulations than other areas in a town.
 - i. Town roadways will be designed and improved to protect water resource quality.

j. The Town will use the Stormwater Management Manual produced by DEEP.

11. Sand, rock and gravel extraction activities will be conducted in a manner that ensures that impacts on the natural environment, surrounding neighborhoods and the community are mitigated; that site reclamation will result in land use(s) which are beneficial to the Town; and that the extraction is in conformance with federal, state and Town regulations.

12. Protect and enhance wildlife habitat.

- a. With the Conservation Commission in the lead, Scotland will actively work with willing and interested private landowners who voluntarily choose to protect and manage their wildlife habitats.
- b. With the Conservation Commission in the lead, Scotland will (a) seek to sustain and where possible permanently protect additional large blocks (>500 acre where possible) of unfragmented open space (b) seek to sustain and where possible permanently protect riparian, ridge top, wetland and other corridors that connect these habitats. Effective riparian corridors should extend at least 100 Ft from the edge of streams on each side, and all habitat corridors should be at least 300-foot total width to allow maximum species utilization.
- c. With the Conservation Commission in the lead, the Town will (1) Identify and (2) seek to sustain and permanently protect unique and fragile habitats such as white cedar swamps, very old forests, and known rare or endangered species locations.
- d. The Conservation Commission shall provide property owners in proximity to natural habitats educational information regarding the clearing of tree cover and the impact on habitat.

14. The preservation and protection of the wetlands and watercourses from random, unnecessary, undesirable and unregulated uses, disturbance or destruction

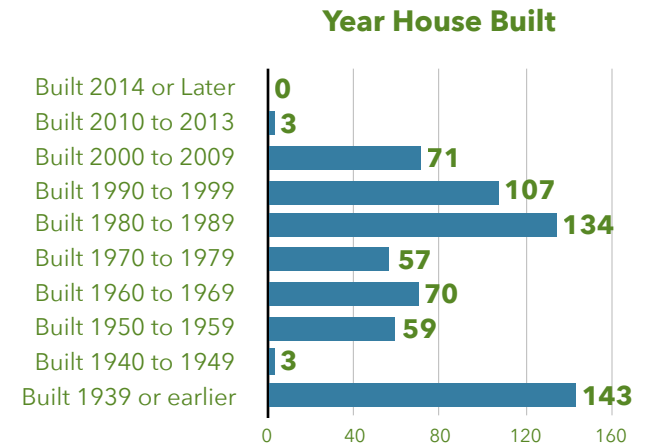
- a. The Wetlands and Watercourses Commission will aggressively apply and enforce the Inland Wetlands and Watercourses regulations.

C. Housing

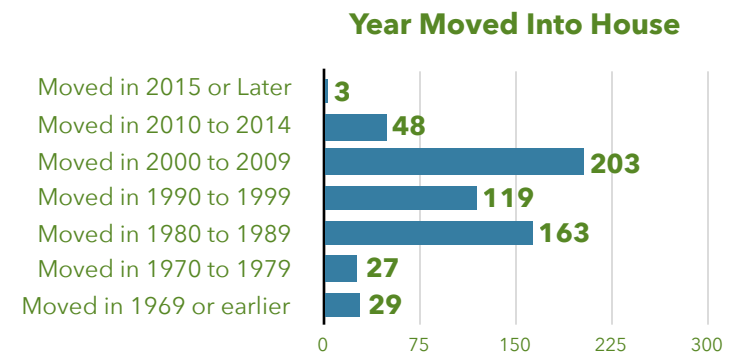
Scotland currently (2015) contains 646 housing units - of which 589 are occupied and 57 are vacant²¹. Of the occupied units, 532 were owner occupied and 57 were renter occupied²². The median value of a home in the Town is \$237,300. A total of 17 (or 2.5%) of the Town's housing units were subsidized CHFA /USDA Mortgages.

Residential land use is the dominant land use in Scotland, and 88.7% of Scotland's residences are single-family and approximately 10% are renter-occupied²³. A major challenge for residents going forward is the affordability of entry or starter homes and the affordability for retired persons on limited or fixed incomes. Between 1960 and 1970, Scotland's population grew from 684 to 1,022—almost a 50% increase²⁴. Since 1970, Scotland's population has grown to 1,694; a 66% increase²⁵. A result, 58% of the town's housing stock was built after 1970²⁶. In 87 households (15.7% of the total), the householder lived alone. Of these, 27 householders were over the age of 65 years.

Scotland's growth is also reflected in the number of housing units added over time. Among the seven neighboring towns, Scotland experienced the largest percentage increase in both total housing units and single-family units between 1980 and 2000. It is interesting to note that the three smallest towns in this group, including Scotland, saw a decrease in the number of multi-family



Source: U.S. Census, 2015 American Community Survey



Source: U.S. Census, 2015 American Community Survey

²¹ American Fact Finder, 2015 - <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

²² IBID

²³ United States Census Bureau, 2010-2014 American Community Survey 5-year Estimates

²⁴ United States Census Bureau, 1960, 1970, 2010 Decennial Censuses

²⁵ Connecticut Department of Public Health, Connecticut Population Estimates as of July 1, 2014

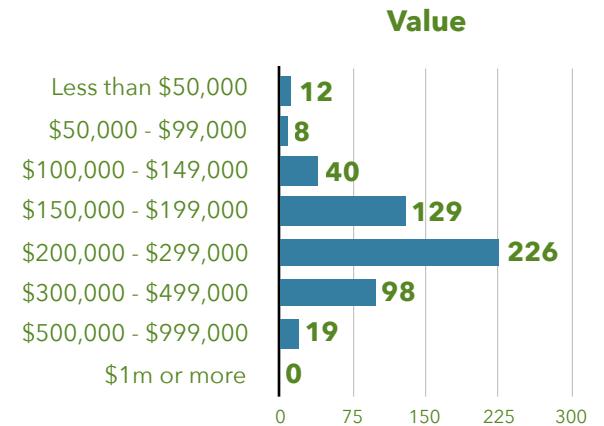
²⁶ United States Census Bureau, 2010-2014 American Community Survey 5-year Estimates

units over the same period. In 2000, Scotland had 518 single family housing units, 26 multi-family units and 33 mobile homes, according to census data. The town's average household size has been reasonably constant, from 2.92 persons in 1980 to 2.81 persons in 2000 to 2.93 in 2015.

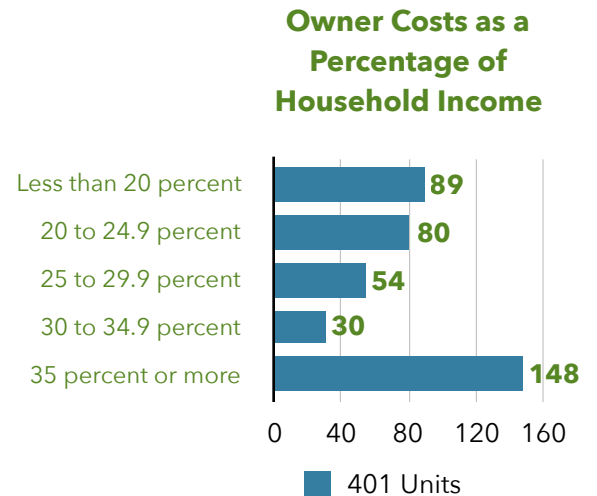
Connecticut defines affordable housing as that which cost a family less than thirty percent of its gross income. Once a family goes over that 30 percent threshold they often have difficulties paying other needed expenses. Average Housing prices within the Town are currently above that attainable for the median household income (\$79,896) within the Town. This means that housing costing more than \$23,969 annually (assuming the median income for the Town) would not be deemed affordable. This is true for Scotland and every other town in Connecticut. However, the small size of Scotland's housing stock creates statistical anomalies that exaggerate the town's divergence from state policy. The issue is that the U.S. Department of Housing and Urban Development (HUD) has in place a system used by all states by which "Fair Market Rents" (FMR) are established. This is done as a means to establish a payment standard for several federal assistance programs. HUD sets FMR's based on unit-bedrooms. According to HUD:

"Fair Market Rents (FMRs) are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program."²⁷

Based on HUD data for 2017 Fair Market Rents for Scotland were \$665 for an efficiency apartment, \$725 for a one-bedroom apartment, \$939 for a two bedroom apartment, \$1,175 for a three bedroom apartment and \$1,294 for a four-bedroom apartment. Not surprisingly (due to the rural location and quality/desirability of the location), these rental rates are slightly higher than Windham County as a whole and



Source: U.S. Census, 2015 American Community Survey



Source: U.S. Census, 2015 American Community Survey

²⁷ <https://www.huduser.gov/portal/datasets/fmr.html>

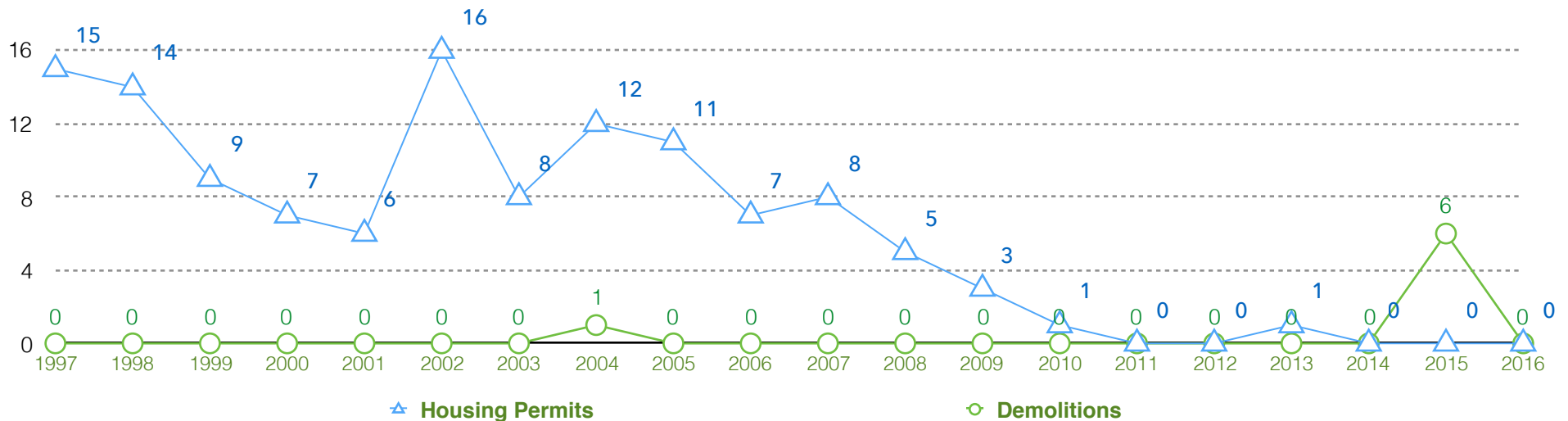
comparable to all neighboring towns with the exception of Windham.

Connecticut has several laws that attempt to foster housing diversity. The basic enabling statute for zoning, Section 8-2 includes the following language:

Such regulations shall also encourage the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a. Such regulations shall also promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and shall encourage the development of housing which will meet the housing needs identified in the housing plan prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26.

In 1990 the Connecticut Affordable Housing Appeals Act (8-30g of the Connecticut General Statutes) was enacted. It provides that a developer of “affordable housing” denied locally may appeal such ruling to the courts and have that denial overruled if such town contains less than 10 percent designated as “affordable.” Connecticut law places the burden on the local land use commission to justify an action that would deny the development of affordable housing. This law in effect can

New Housing and Demolitions



put aside the local land use rules if they interfere with the State policy goal of providing affordable housing. Currently, only 2.5% of Scotland's housing units are dedicated as "affordable."

The Town's zoning and subdivision regulations are not structured to discourage affordable housing. Rather, they reflect the community's desire to maintain a rural setting. The regulations are also a reflection of the rough, wet, and rocky conditions found throughout the Town. These realities do not lend themselves to smaller housing lots. While the Town's two acre minimum house lot may seem large it is generally a necessity for well and septic location. Additionally, the Town has little or no prospect for public water or sewer -- the development of which would be in conflict with the State Plan of Conservation and Development.

Issues

- *High property taxes make housing less attractive to outsiders*
- *Scotland is a very desirable place to live - however, the children of its residents may not be able to afford to live in the town in which they grew up.*
- *Perception that affordable housing is a net negative to the Town.*
- *High property taxes stress current homeowners*
- *Little opportunity to "downsize" once living in Scotland*
- *No requirement for affordable deed-restricted units in new subdivisions*
- *Lack of sufficient age-restricted housing*

Goal

Promote housing, both rental and home ownership, that is in an acceptable quantity and quality and within the economic means of the town's population, that maintains the rural character of Scotland

Household Type and Age of Householder, 2015

Family households	78.6%
Married-couple family	67.7%
Householder 15 to 34 years	3.2%
Householder 35 to 64 years	51.3%
Householder 65 years and over	13.2%
Other family	10.9%
Male householder, no wife present	1.9%
Householder 15 to 34 years	0.0%
Householder 35 to 64 years	1.5%
Householder 65 years and over	0.3%
Female householder, no husband present	9.0%
Householder 15 to 34 years	2.7%
Householder 35 to 64 years	4.8%
Householder 65 years and over	1.5%
Non-family households	21.4%
Householder living alone	17.5%
Householder 15 to 34 years	4.6%
Householder 35 to 64 years	8.1%
Householder 65 years and over	4.8%
Householder not living alone	3.9%
Householder 15 to 34 years	0.5%
Householder 35 to 64 years	2.4%
Householder 65 years and over	1.0%

Source: U.S. Census, 2015 American Community Survey

Objectives and Actions

1. Residential development that maintains Scotland's rural character.

- a. The Planning and Zoning Commission will review and revise as necessary, its standards for new roads (see especially, width requirements).
- b. Information on possible environmental problems with lead paint, radon, groundwater contamination, underground storage tanks, and asbestos removal will be available from the Town Hall.
- c. The Town will continue to ensure that all building, fire, and health codes are enforced.

2. Scotland will abide by all applicable fair housing and affordable housing laws and regulations.

- a. Town Regulations, Ordinances, and Policies will be reviewed and revised as necessary to ensure that they are reflective of all Fair Housing and Equal Opportunity federal legislation as promulgated in the Civil Rights Act of 1964, et al. and that they are in compliance with Connecticut General Statutes. (Particular attention should be given to family households' definitions, manufactured homes, group homes, housing unit square footage, acreage requirements vs. buildable area requirements, affordable housing requirements.)
- b. Town officials (Town Hall staff and First Selectman) will be cognizant of the State's requirements on affordable housing (especially regarding manufactured homes, and of the affordable housing appeals procedures).
- c. Town Hall (Selectman's Office) will have current information available on financing programs available at private lending institutions and through state and federal programs.

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D. Transportation and Infrastructure

One of the most obvious differences between Scotland and nearby urban areas like Norwich and Willimantic is the sophistication of infrastructure—roads, multi-use trails, storm water systems, sewer and drinking water systems, and other utilities. While it may never be appropriate for Scotland to be served completely by municipal sewer and drinking water systems or to engineer its roads to withstand high volumes of traffic, all towns should develop strategies for the provision of infrastructure that fit appropriately with their respective conservation and development goals and strategies.

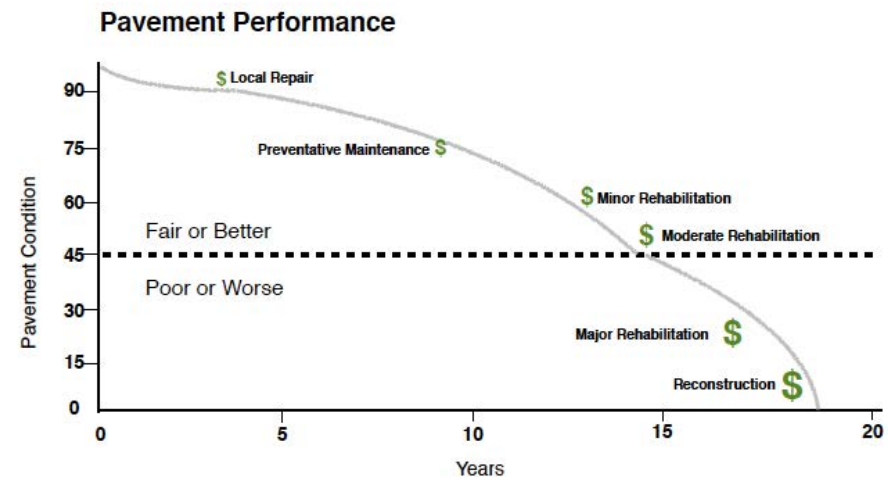
Scotland maintains approximately 28 centerline miles of local roadway – the fewest in Windham County. Additionally, there are almost nine (9) miles of state-owned roads in town. Traffic volumes on the two state roads are modest. Route 14, which traverse the town east to west, has the highest traffic volume with 4,400 average trips between the Windham town line and the intersection with Route 97 and 3,00 average trips from the intersection with Route 97 to the Canterbury town line. Route 97, which runs north south through the town has an average daily trip load of 1,500 between the town line with Sprague and Route 14 and 700 trips between Route 14 and the

What is Pavement Management?

Pavement Management Systems (PMS) are tools which allow better use of resources, save time, and help agencies make better decisions about which repairs to use and when to use them. The basis of PMS is illustrated below. The cost of repairs to a road skyrocket if not done at the appropriate time. It is therefore less expensive to keep good roads in good shape. A quality PMS will help decision makers select the proper repair treatment and apply it at the appropriate time.

The project is a network-level pavement management system implemented using a computer-based software package. It provides information on the condition, traffic, and importance of roads in a network to create a long-term maintenance program. This helps municipalities apply limited budget resources where they will provide the greatest road quality benefits.

Cornell University Local Roads Program
http://www.clrp.cornell.edu/trainingevents/pavement/what_is_pavement_management.html



Hampton town line²⁸. There are no “unimproved” – or “dirt” – roads in Scotland, which is unusual in Windham County and in rural towns in general. Year-to-year, repairing, maintaining, and plowing roads typically represents Scotland’s largest non-educational expense, other than debt service. Accordingly, having in place a sound pavement management system saves money and enhances the safety as well as the longevity of roadways. The accompanying chart demonstrates the need to manage - not just maintain pavement. As a rule, every dollar spent on maintaining a road now will save four to five dollars on repairing it later. Accordingly, it makes sense to invest in keeping roads in good condition and not wait until they fully deteriorate.

The largest expected in Scotland’s transportation network as the town grows is the addition of roads serving new residential developments. New roads are built to the Town’s Public Improvement Specifications. Currently, Scotland’s subdivision regulations require 22-foot-wide dead-end roads and 24-foot-wide through streets.

The existing traffic circulation in Scotland’s village center—roughly the area surrounding Brook Road, Center Street, Huntington Road (Route 14), and Devotion Road (Route 97)—presents safety concerns for pedestrians, bicyclists, and motorists. The most obvious safety issues are created by high traffic speeds, poor sight lines, and a lack of pedestrian improvements. In May 2016, the Town of Scotland, the Connecticut Department of Transportation, and consulting planners met to develop recommendations for safety improvements to the village center. The recommendations from this safety audit include short term and medium/long term solutions:

Short-term Solutions:

- Relocation of existing signs on Route 14
- Reduce the current speed limit in the Village Area
- Narrow the lane width
- Paint “shark teeth” leading to existing crosswalk on Route 14
- Install removable bollards
- Add pedestrian crossing sign
- Change sign information
- Extend curbing on Town Green
- Add signage to encourage exiting from the church parking and sign the entrance and exit onto Brook Road
- Remove signs near the Post Office/Store

²⁸ <http://www.ct.gov/dot/lib/dot/documents/dpolicy/trafflog/TRAFFICLOG2015.pdf>

- Cut tree canopies blocking sight lines on Route 14 near Post office

Medium/Long Term Solutions

- Relocate crosswalk to meet Brook Road (m)
- Reconstruct bridge over Merrick Brook to include a sidewalk (m)
- Widen Driveway on Brook Road and sign entry and exit (m)
- Connect School, Library and Fire Department with pedestrian paths (m)
- Create sidewalk from General Store to Brook Road and Improve church driveway (m)
- Extend sidewalk past Huntington Homestead past Merrick Brook (l)
- Redesign center street (dead-end, one-way, or align with Route 14/97 (m)
- Construct and implement redesign (l)
- Add crosswalk from the Town Green to the Town Hall (m)
- Evaluate possibility of a crosswalk on Route 14 (l)

The Town has limited public transportation access for residents through the Windham Region Transit District and their dial-a-ride services. There is no commercial bus transportation available in the Town. Within 1 to 1 1/2 hours of the Town, are located two airports that provide commercial service for both passengers and cargo. Bradley International Airport is located in Windsor Locks, Connecticut and T.F. Green is located in Warwick, Rhode Island.

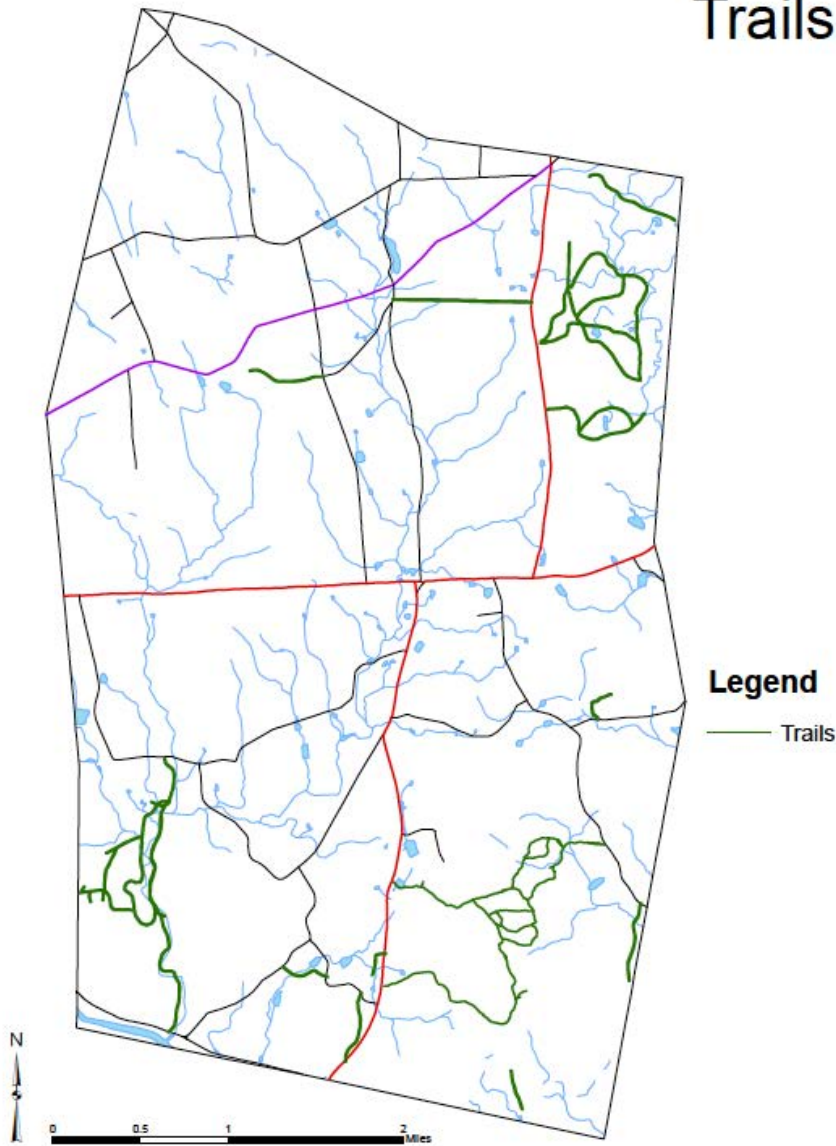
Scotland contains large tracts of preserved lands of natural and scenic significance. A number of preserved lands have trails or trail systems; however, many do not. There are also no connections between blocks of preserved land, or along open space corridors. Long and short-range trail connections may increase the viability of alternative transportation modes and create additional recreational opportunities.

Scotland is served entirely by Eversource Energy (formerly Northeast Utilities). It may be possible for the town to reduce or eliminate electrical utility costs for municipal buildings by siting solar panels on roofs. This would potentially represent a large annual savings.

Within the timeline of this plan the Town may have to address what is commonly referred to as MS4. MS4 is a:

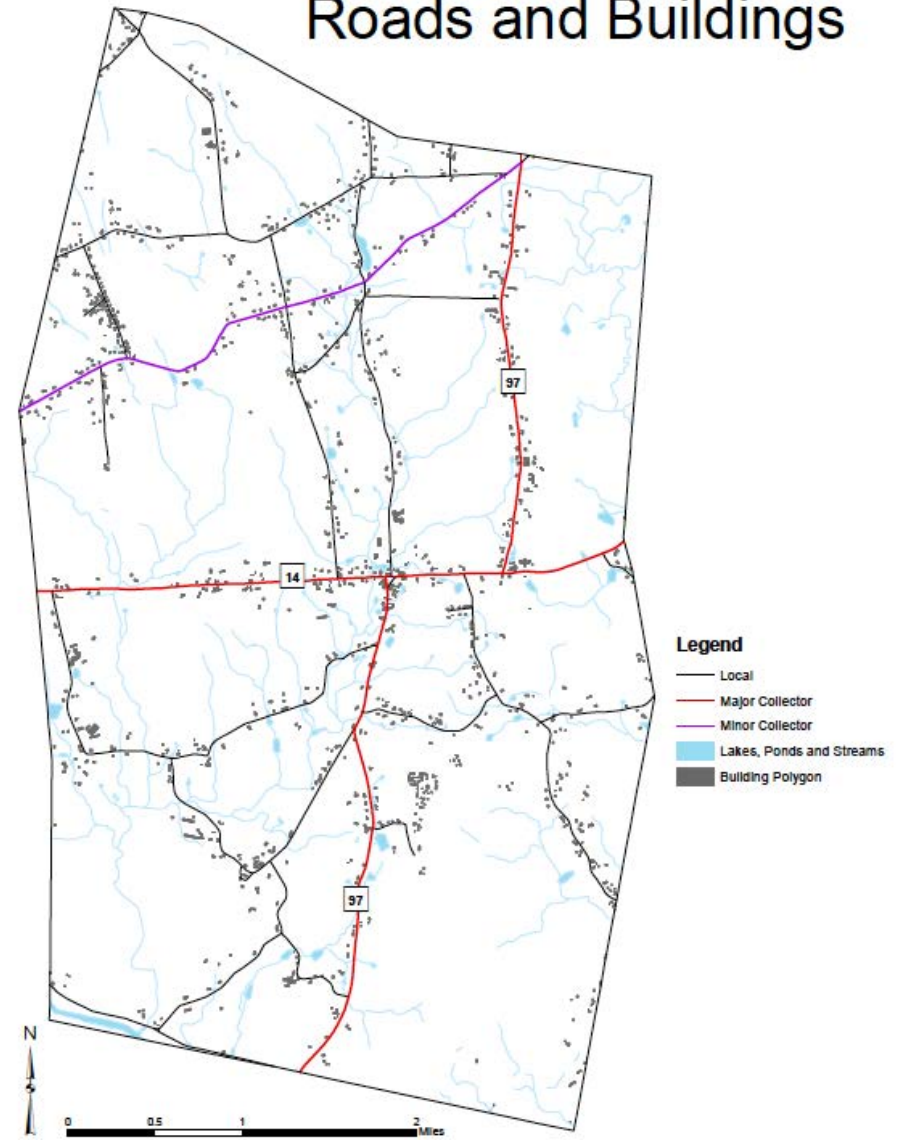
"General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit) is the product of a mandate by the U.S. Environmental Protection Agency (USEPA) as part of its Stormwater Phase II

Trails



Produced by the Northeastern Connecticut Council of Governments.
This Map should be used for planning purposes only. Data is not authoritative. Source: DEEP GIS Data

Roads and Buildings



Produced by the Northeastern Connecticut Council of Governments.
This Map should be used for planning purposes only. Data is not authoritative. Source: Connecticut Department of Transportation

rules in 1999. This general permit requires each municipality to take steps to keep the stormwater entering its storm sewer systems clean before that stormwater enters water bodies. One important element of this permit is the requirement that towns implement public education programs to make residents aware that stormwater pollutants emanate from many of their everyday living activities, and to inform them of steps they can take to reduce pollutants in stormwater runoff.²⁹

Based on current discussions, MS4 compliance may be required of Scotland by 2020 or 2021.

Scotland is completely without public sewer and drinking water. Homes, businesses, and civic buildings are completely served by on-site wells and septic systems or cesspools, or by shared systems. This may limit the development potential of Scotland's village center. Especially considering the lack of available land, it may not be possible for future businesses such as retail locations or restaurants to locate in convenient walking distance from the town green and the center's existing civic facilities.

Issues

- *Pedestrian and traffic safety in and around the village center*
- *Lack of off-road transportation corridors within town despite the large amount of open land and a nearby regional trail, the Air Line Trail*
- *Ongoing need for repair and maintenance of roads and bridges.*
- *Funding for transportation improvements and basic maintenance*
- *Trails that could be improved and expanded*
- *Lack of adequate public transportation*
- *Lack of a community water system in the village center,, limiting business development potential*
- *Utility-scale solar operations may permanently alter valuable farm soils*
- *Compliance with MS-4 Stormwater Regulations*

Goal

Scotland's infrastructure will be compatible with the town's goals for responsible growth, consistent with its rural nature, citizen needs, and economic sustainability

²⁹http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558562&deepNav_GID=1654

Objectives and Actions

1. A cooperative relationship with the State to make improvements to State Routes and Collectors necessary for safety and smooth traffic flow in a manner that minimizes the impact on the environment, residential areas, and the rural character of Scotland.
 - a. All significant road projects will be reviewed by the Planning and Zoning, Inland Wetlands and Watercourses and Conservation prior to Town sign-off.
 - b. Town roads that are used (by both residents and nonresident) as thru roads ("collectors") to locations outside of the town should be identified and assistance sought from the State and Federal governments to maintain, improve, and protect public safety.
 - c. Actively participate in the NECCOG transportation planning process.
2. A Town road system maintained in optimal condition and with respect for the character and natural resources of the Town.
 - a. Put in place and maintain a sound road management plan.
 - b. The Town will institute and maintain a prioritized system for road and bridge improvement projects based on the following:
 - An updated pavement rating inventory and pavement maintenance management system;
 - A current culvert and drainage inventory program;
 - Traffic volumes on state and local roads;
 - Accident data from Connecticut Department of Transportation and the Department of Public Safety
 - Advice of the Town Engineer

The improvements will be prioritized in the five-year capital improvements plan, based upon the condition and level of use of the road.

- c. Establish standards for town road configurations (new and existing) that are appropriate for the use and site conditions. All streets (where possible) will be designed to:
 - Parallel and preserve existing fence lines, tree lines, hedgerows and stone walls;
 - Reduce alteration of natural site features;
 - Protect the view to prominent natural vistas;
 - Protect water quality and drainage;
 - Minimize pavement while being safe; and
 - Promote (where applicable) pedestrian and bike traffic.
- d. Identify areas of the Town where traffic calming techniques could be employed and apply such techniques as warranted.
- e. The Town will initiate a local road traffic count project as a means of better understanding the traffic use characteristics of its roads. The Town can request assistance with traffic counts from NECCOG.
- f. The Board of Selectmen, in consultation with the Conservation Commission and the Planning and Zoning Commission, will establish road standards consistent with the use of each road and the Town's subdivision regulations.
- g. Scotland road management practices will include designing road drainage to control and treat roadway runoff rather than draining quickly to the nearest watercourse.
- h. While planning road drainage improvements, Scotland will retrofit its existing stormwater drainage infrastructures to include features that will treat roadway runoff before discharging into receiving watercourses.
- i. Whenever possible, major town road projects will be reviewed by a town consulting engineer.
- j. The Planning and Zoning Commission will amend the Town's subdivision regulations to reflect the following widths for Town roadways:

- 28 feet for new Major Thoroughfares
 - 24 feet for new Local Street in multi-family subdivision
 - 22 feet for a New local Street
 - 32 feet for new commercial or industrial roads
3. **A public transportation option for residents in need of access to services and basic needs**
- a. Utilizing the Highland Herald and social media, survey residents about their transportation needs.
4. **Plan for Infrastructure that is supportive of Scotland's Existing Rural Character**
- a. Continue to repair and maintain streets in a way that does not cause the pavement to erode at edges
 - b. Allow for narrow and alternative (such as gravel) road design in new subdivisions
 - c. Implement a "best-first" approach to road reconstruction
5. **Plan for Future Utility Needs**
- a. Determine the need for a community water system in the village center
 - b. Explore options for solar energy for use by municipal buildings
6. **Partially Mitigate the Impacts of Solar Farms not subject to State Siting Council jurisdiction**
- a. Craft zoning regulations that address the visibility, landscaping, and abandonment of solar farms
 - b. Develop a policy communicating the preferred placement of solar panels on open land
7. **Develop MS-4 Strategy consistent with DEEP guidelines.**

E. Public Safety

Public safety has for the most part been a question that revolves around ambulance and fire service. All municipalities in Connecticut are responsible for providing fire protection and basic life support (BLS)– or ambulance service. Typically, this is done through one or more contracts with local fire departments, but may also be done through a municipally run fire department or through contracts with neighboring towns. Both fire and ambulance in Scotland are provided by Scotland Volunteer Fire Department (SVFD), a centrally located, volunteer-only, independent fire company with a new facility and strong relationship with the town. The town of Scotland also has mutual-aid agreements with surrounding towns and provides and receives assistance in emergency calls. In 2015, the SVFD responded to 11 fire calls, including four structure fires, and 78 emergency calls in Scotland. The department provided mutual aid on 22 occasions, while receiving mutual aid on 41 occasions³⁰. The town of Scotland currently offers property tax abatements up to \$1,000 for active SVFD volunteers



An additional emergency service provided by the town of Scotland is paramedic, or “advanced life support” (ALS), service. Paramedic service is provided through a contract with the Windham Community Memorial Hospital Paramedic Program from nearby Windham Community Memorial Hospital. The service provided is both reliable and timely. In 2013, Windham paramedics responded to 40 calls in Scotland, with an average response time of 12 minutes³¹.

Scotland does not have, nor is there a realistic prospect that it will, a local police force. In 2016, approximately twenty citizens formed a neighborhood crime watch, an interest-driven grass-roots group, and placed signs throughout the town, giving notice of their presence. Connecticut State Police Troop D in Danielson is 16 miles from the center of Scotland and is the nearest State Police Troop. Troops C, E, and K, in Tolland, Montville, and Colchester, are 24, 23, and 19 miles from Scotland, respectively. Scotland’s crime rate is relatively low: 488 arrests per 100,000 people, in 2014. In the same period, the crime rates of Windham County and Connecticut were 1,299 and 2,167 arrests per 100,000, respectively³².

³⁰ National Fire Incident Reporting System

³¹ CT Office of Emergency Medical Services

³² Crime in Connecticut 2014

Homeland security has become an issue and the Town has responded. The Town's Emergency Operations Plan has been updated and new equipment has been secured by the Town's emergency services providers. While the Town may not be a prime target for attack, it must be prepared for the possibility of events elsewhere that will have an impact on the town. The Town is an active participant in the Region IV Connecticut Department of Homeland Security and Emergency Management.

The Region's most recent Natural Hazard Mitigation Plan,³³ in accordance with FEMA guidelines and regulations, is intended to reduce or mitigate the impacts of natural hazards on the Region, including Scotland. The Plan identifies twelve mitigation actions for the Town addressing flooding issues and other natural hazards.

Issues

- *The fire department has indicated its intention to stop providing ambulance service to the town due to lack of qualified personnel.*
- *Scotland is located relatively far from the nearest State Police Troop*
- *Scotland will likely never have a municipal police force*
- *The Resident State Trooper program is financially infeasible for Scotland*
- *Natural Hazard Vulnerability*

Goal

A safe community with responsive emergency services for residents, businesses, and visitors.

Objectives and Actions

1. Increase Volunteerism to a Sustainable Level
 - a. Fully support volunteer fire and emergency services

³³ The Plan can be found at NECCOG.ORG

- b. The Town will help the Fire Department by assisting the fire department in recruiting new volunteers and providing needed equipment and training
- c. Communicate the community benefits of a reliable volunteer fire force
- d. Provide, as needed, financial incentives to maintain adequate staffing
- e. Explore the possibility of contracting with a professional ambulance service.

2. Support Efforts for Police and Community Crime Protection

- a. Advocate for regular State Trooper presence
- b. Support the operations of the Neighborhood Crime Watch
- c. The First Selectman will investigate a shared/Regional policing or State Troopers with adjacent towns or Region

3. Act on the Mitigation Items Identified in the Regional Natural Hazard Mitigation Plan

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F. Education

Education is a fundamental function for Connecticut's towns. Scotland has had and continues to have a strong commitment to education. Both the elementary and the regional high school (Parish Hill High School, Region 11) continue to excel in terms of academic performance and as positive places for our children to grow as people. However, the next ten years will present many challenges for education in Scotland:

- Population projections, locally and statewide, indicate that student enrollment will stagnate at best and most likely decrease.
- The cost to educate students will most likely continue to increase.
- The current schools' infrastructures will need attention - adding to costs.
- Providing affordable pre-school to meet the needs of residents
- The ongoing perception that the high school is unstable
- The increasingly expensive tuition at the middle and high school, which is among the highest in the state, and the controversy and instability that results.
- Advancing adult education options

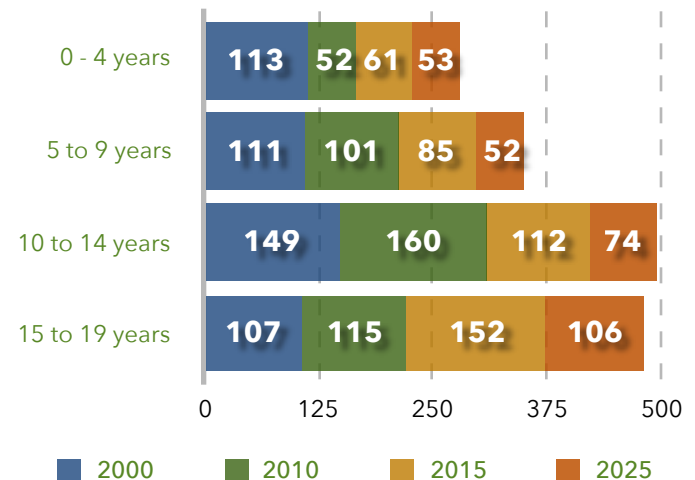
The Town is served by Scotland Elementary School, which houses grades Pre-K - 6. The school covers 43,000 square feet with 18 full-sized classrooms, a cafeteria, gym, media center, computer room and science lab. The school has the capacity to accommodate 320 students. Currently, the school has (2015)



*The **boards of education** of each local or regional school district shall, with the participation of **parents, students, school administrators, teachers, citizens, local elected officials and any other individuals or groups** such boards shall deem appropriate, **prepare a statement of educational goals** for such local or regional school district.*

Sec. 10-220 (b). Duties of boards of education

School Age Change

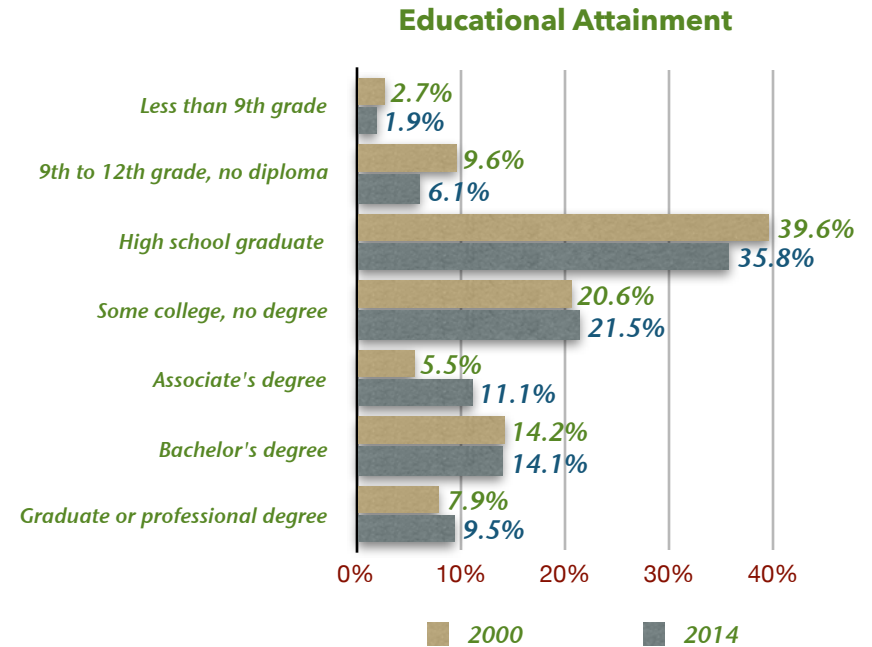


Source: CT State Data Center, UCONN

119³⁴ students in attendance. In 2006-07 the enrollment was 191 students. The Scotland Elementary School prides itself on its personalized instruction, which is facilitated by its low student-teacher ratio. According to a recent education report³⁵, which included data on Scotland, "Among students entering kindergarten, 100 percent of them had preschool experience in 2012-13. The statewide average was 79.4 percent. In 2011-12, 90 percent of them had preschool experience. The statewide average was 79.6 percent."

Parish Hill High School (Region 11), formed in 1967, was one of the first regional high schools. The District includes the towns of Chaplin, Hampton and Scotland. The District had an enrollment (grades 7-12) in 2015-16 of 245³⁶ (325 in 2006-07) students. According to the results of the Connecticut Mastery Test (CMT) and the Connecticut Academic Performance Test (CAPT) where a majority of students are performing at or above the goal for the school.

At \$20,500, the per-pupil costs of education in Scotland are the 11th highest in the state, and more than \$5,000 higher than the state average. While a significant percentage of this amount is due to higher than average administrative and support costs, it is unclear whether these can be reduced; given the requirements of the state and the small size of the Region 11 towns, economies of scale may be impossible to achieve. In any event, the high costs have led to dissatisfaction among taxpayers, who note that they are a major factor in the town's increasingly burdensome property taxes, which are the highest in the area.



Source: U.S. Census, 2015 American Community Survey

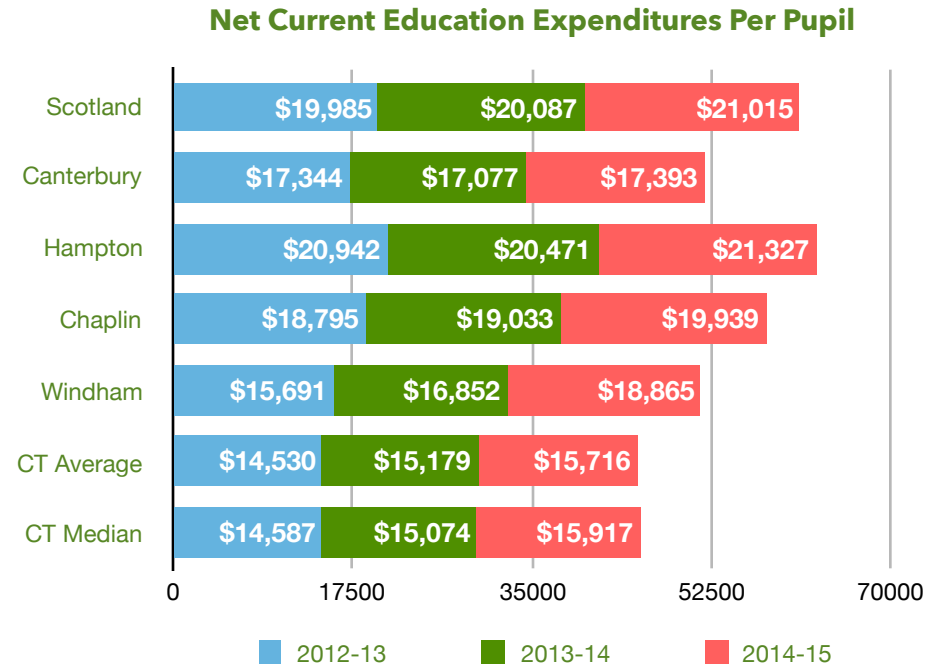
³⁴ http://edsight.ct.gov/Output/School/NonHighSchool/1230111_201516.pdf

³⁵ Connecticut Mirror

³⁶ http://edsight.ct.gov/Output/School/HighSchool/2116112_201516.pdf

In order to address these concerns, the three towns have conducted a number of studies, surveys, and referendums on whether to dissolve Region 11. Most recently, the towns commissioned an independent study. In 2014 it was released under the title "Comprehensive Enrollment Analysis and Facility Utilization Study."

Each school's Strategic School Profile shows that the costs associated with student instruction is very similar to the state average. The disparity in educational costs are clearly related to the administration of each school. In large part this is a function of providing required administrative services to schools significantly smaller than others in the region and state. According to the Connecticut Office of Policy and Management (OPM) "Net Current Expenditures (NCE) represent the combination of local, state and federal dollars spent on public elementary and secondary education. NCE excludes expenditures for: regular education pupil transportation, debt service, land and capital costs, nonpublic expenditures, and expenditures supported by tuition revenue. This data is published annually by the CT Department of Education." The table to the right shows that Scotland's net expenditure's are higher than most of its neighbors and is ranked as the 12th highest in the state³⁷.



In October of 2014 the towns of Chaplin, Hampton and Scotland released a study titled "Comprehensive Enrollment Analysis And Facility Utilization Study."³⁸ The report examined each town's "individual elementary school districts as well as Regional School District 11. The goal of this study is to inform the three communities as they explore potential alternative school operations³⁹." It examined the following issues⁴⁰: containing costs, curbing declining enrollments, aligning

³⁷Municipal Fiscal Indicators, Fiscal Years Ended 2011-2015, January 2017

³⁸ Comprehensive Enrollment Analysis And Facility Utilization Study, October 2014, Prepared By Milone & Macbroom

³⁹ Ibid, page 1

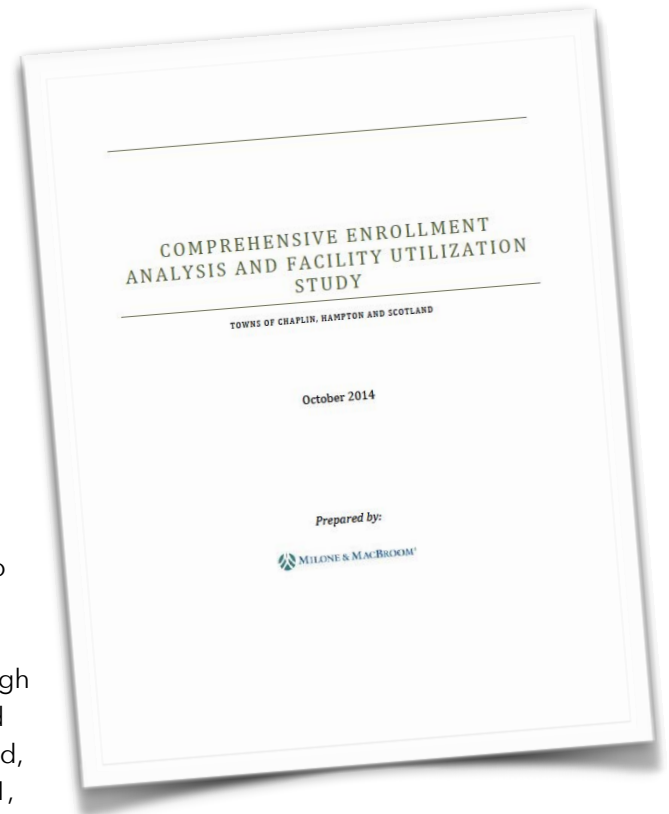
⁴⁰ Ibid, page 10

curriculum across the schools, ensuring structural ability to implement common core standards, eliminating administrative and operation redundancies and increasing accountability. The study further examined five alternatives: (1) maintain the status quo, (2) regionalize PK-12, (3) regionalize PK-8 and tuition out high school students, (4) establish a cooperative agreement to operate existing elementary schools and maintain Parish Hill, and (5) dissolve Region 11, place 7th and 8th students in the existing elementary schools and tuition out high school pupils.

After receiving the report, the working group (consisting of representatives from the local and regional boards of education members, parents of current and past students, teachers and administrators, and other community members) "reached consensus around the concepts of regionalizing for PK-12 or PK-8...⁴¹" The Working Group went on to recommend that the three towns "investigate the benefits and costs of changing the structure of regional school District 11 to encompass elementary school students...⁴²" While no final action has been taken on the recommendations made as a result of the study all of the participants have agreed to continue to meet and work towards acceptable solutions.

Because of their high costs and relatively limited resources, Parish Hill Middle and High Schools have generated a large amount of controversy in the past decade. Repeated referendums on the question of dissolving the regional school district have been held, and while Hampton and Chaplin voters have sometimes voted to maintain Region 11, Scotland voters have consistently voted for dissolution. Some Scotland citizens have expressed their preference for placing 7th- and 8th-grade students at Scotland and sending the high school students to schools in the region that accept students from other towns. Others wish to retain the status quo, with efforts directed at supporting and enriching the existing schools.

While it is the responsibility of the Board of Education and other groups to determine a course of action, the planning commission has a duty to ensure orderly development. The instability that results from the controversy impedes that



⁴¹ Ibid Page 11

⁴² Ibid Page 16

function. More important, it has a negative economic impact on the town, both because of the high taxes that result and because it makes Scotland an unattractive place for families to settle, as they may not wish to live in a town with an uncertain educational system. Consequently, we urge the interested parties to come to a resolution as soon as possible.

Higher education and continuing education options are numerous. The University of Connecticut at Storrs, Eastern Connecticut State University, and Quinebaug Valley Community College are each less than twenty minutes from Scotland. EastConn in Chaplin offers additional educational resources including special education services, continuing education and other programming.

Issues

- Cost to the community
- Declining Student Enrollment
- Sustaining quality educational outcomes
- Community understanding of the school system, especially for those without students in the system
- Maintaining each school's physical plant in proper condition
- Safety for students, faculty and visitors
- Ongoing instability of the regional school district

Goal

Education plays a critical role in defining the quality of life in the community. Quality educational opportunities (pre, elementary, secondary and post) must be available to the residents of Scotland.

Objectives and Actions

1. **Maintain strong communication and cooperation between the Boards of Education and the Town**
 - a. The Boards of Education and Selectmen should meet jointly not less than twice a year to discuss, review the status education in Scotland.

- b. The Town, through the Boards of Education and supported by the Boards of Selectmen, should encourage all residents and especially parents and/or legal guardians to be understanding of and active in the school system. Community engagement in the schools is crucial to maintaining continued success in academics, athletics and arts.
 - c. The Boards of Education and the Town will explore areas, such as back-office operations, health insurance and other large ticket cost items where efficiencies and cost savings may be gained through collaboration both inter-town, intra town and regionally.
 - d. Broadcast, via social media, Board of Education meetings on the Town's website.
3. **Parents and other residents will be involved in educational matters to ensure community participation and support**
- a. The Town's school system should meet with local daycare providers to discuss curricula, benchmarks, and ways to transition to school.
 - b. The Town should assist in the dissemination and coordination of information about after-school opportunities available to youth, such as school-based or nonprofit programs, library-based, church-based, and volunteer and recreation programs.
 - c. The Town should be knowledgeable of programs including but not limited to Even Start, Head Start, Healthy Families, Family Resource Centers, Community Health and Home Care, Birth to Three and the Visiting Nurses Association as potentially valuable for residents and their children.
 - d. Adult education, continuing education and other similar programs should be supported by the Town and information concerning these programs should be available at the Town Hall.
3. **The Boards of Education will continue to seek ways to reduce costs through cooperative purchasing and/or personnel arrangements.**
4. **Each School will foster a safe school community that values diversity of all kinds while developing morals and character.**

5. The Town will continue to provide an affordable pre-school program for three-and four-year olds so that ALL children enter school ready to learn.
6. Access to adult and continuing educational programs will be maintained and expanded as opportunities present themselves.
7. Boards will look for ways to boost enrollment using existing groups or developing committees to:
 - a. enhance school reputations through aggressive marketing campaigns
 - b. actively recruit students from neighboring communities
 - c. share media releases with local news agencies on a monthly or quarterly basis to publicize student and school accomplishments and successes
8. Boards will define school's needs using a 5 year/10 year approach and develop a plan to prioritize and work to account for needs of the:
 - a. Physical plant/grounds
 - b. Student academics
 - c. Educator classroom and academics
 - d. Extracurricular: sport/music/club
 - e. Review education models every five years
 - f. Evaluate community needs
9. The responsible parties will resolve the ongoing controversies over Region 11.

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G. Agriculture

Scotland has a long agricultural history, and the active agricultural lands contribute to the look and feel of the town's present day treasured rural character. While many of the old farm fields have turned to woods, agriculture remains a dominant feature of the landscape.

In 2010, according to the University of Connecticut Center for land Use Education, 16.9% of Scotland's land cover was classified as "agricultural field," while that number was around 7% for Connecticut.

While most of the agricultural lands are dedicated to field crops, agricultural enterprise in Scotland ranges from dairy, to honey, vegetables, meat, eggs and poultry, honey, maple syrup, flowers, horse farms, and vineyards. For many, the rural vistas afforded by the town's many farms contributed to the decision to move to, or remain in, Scotland. Others find more value in agriculture's associated economic and environmental benefits. And while agricultural activity is never without its detractors, the overwhelming sentiment is that agriculture is a valuable component of Scotland's past, present and an invaluable component of its future.

Agriculture in Scotland is varied. Farms range greatly in size. Some occupy the largest parcels in town, while others are small backyard enterprises run primarily for personal use.

The Town of Scotland, like other towns in Connecticut, uses

Connecticut Definition of Agriculture

Except as otherwise specifically defined, the words "agriculture" and "farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.

Section 1-1q, Connecticut General Statutes

Public Act 490 as a means to keep land in agriculture (as well as open space. This law, which enables farm, forest and open space lands to be taxed locally at their use value rather than their market value has been critical to the protection of these resources. The declaration of policy for this law is as follows:

*It is hereby declared (1) that it is **in the public interest** to encourage the **preservation of farm land, forest land, open space land and maritime heritage land in order to maintain a readily available source of food and farm products** close to the metropolitan areas of the state, to conserve the state's natural resources and to provide for the welfare and happiness of the inhabitants of the state, (2) **that it is in the public interest to prevent the forced conversion of farm land, forest land, open space land and maritime heritage land to more intensive uses as the result of economic pressures caused by the assessment thereof for purposes of property taxation at values incompatible with their preservation as such farm land, forest land, open space land and maritime heritage land, ... is a matter of legislative determination.** (emphasis added)*



Sec. 12-107a Declaration of Policy

The Scotland Farmers' Market is a weekly occurrence between May and October, in the town's village center. The farmers' market takes place on Wednesdays, and farmers and growers in town have opportunities to sell products at neighboring towns' farmers' markets other days of the week.

Remaining a farm-friendly community is a complex process. Traditional farming is becoming less profitable in New England, despite the efforts of local and state government. Concurrently, outward migration from cities, to rural towns like Scotland,

may create future conflicts between new residents and existing farmers.

Scotland has recently formed an Agricultural Committee to serve as an advisory, non-regulatory commission made up of local farmers and those representing the interest of farmers and residents in general . The most important job of the Agricultural Committee is to help inform decisions made by the Planning and Zoning Commission, Board of Selectmen, and other bodies, as they relate to agriculture, to ensure that policies formed by those boards and commissions do not harm farmers.

Agriculture is changing in New England. Many are finding that niche and specialty products and “agritourism” are gaining profitability as consumer interest rises in experiences over commodities. The new business models that grow from these demands, represent an opportunity to Scotland’s farmers. Future policies in Scotland should seek to allow for creativity in new types of agricultural operations while tirelessly supporting the traditional farming operations that have shaped the character of the town, developing new ways to increase profitability and community support, while continually advocating for preservation of working lands.

Issues

- *Perception, amongst farmers, that zoning regulations inhibit farmers options*
- *In spite of the use of PA 490, some farmers are still hurt by the local property tax*
- *Conflict between farmers and non-farming residents are*

Farmland Soils



virtually unavoidable, and tensions between both groups will rise if best management practices are not used on farms, especially, if Scotland undergoes a housing boom

- *Farmers face policy barriers beyond what can be resolved on the local level*

Goal

A vibrant agriculture; supported by the Town

Objectives and Actions

1. Develop New, Farm-Friendly Policies

- a. Revise zoning regulations to better support agriculture
- b. Enact Tax Exemption for Farm Buildings (CGS Section 12-91-c) and a Property Tax Abatement (CGS § 12-81-m) to promote sustainability for current farmers and to also encourage new farmers to come into Scotland.
- c. Use the state definition of agriculture (C.G.S §1-1) in zoning regulations
- d. Enact a Right to Farm Ordinance
- e. Ensure that the Agricultural Commission is consulted on all economic and regulatory actions
- e. Follow the legislative intent of PA 490 - to reduce the forced conversion of farm, forest and open space.
- f. Enable, by ordinance and zoning regulation change, processing and production of agricultural products produced in Scotland.

2. Increase the Acreage of Preserved Land

- a. Assist landowners in applying to the state's Farmland Preservation program and other similar programs

- b. Prioritize unprotected parcels for future preservation
 - c. Promote the economic value of agriculture as an economic driver for the Town.
3. Explore the feasibility of making Scotland an “Equestrian friendly community” and a destination for equestrian related events and enterprise.

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H. Historic and Cultural Resources

Scotland possesses a rich heritage of historic and cultural resources. Protecting and preserving the Town's history is important and one that the people of the Town clearly support.

Scotland has several significant historical sites and resources . These historic and cultural resources include:

- **Town Hall** - Built in 1896, the Town Hall has always been an important civic building in the Town Center. Originally the Scotland Consolidated School, the building currently houses municipal offices and was the site of the Public Library for many years.
- **Town Center** - The largest stock of historic structures in Scotland dates from the 1750s and is located around the Town Green. In 1988-1989, the Scotland Historic District Study Committee sponsored a historical and architectural survey of the Town Center. That survey recommended that the area be nominated as a National Register Historic District, but property owners ultimately voted not to proceed with this recommendation.
- **Edward Waldo House** - The Edward Waldo House is one of the oldest and most historically significant homes in Scotland. Located far from the Town Center on Waldo Road, this early eighteenth-century saltbox was probably the location of the first ecclesiastical society meetings. In 1975, Ruth Waldo, the last of seven generations to own the family homestead, gave the house, its contents, and surrounding land to the Scotland Historical Society. Annual events held on the property include Walking Weekend and the Scottish Highland Festival in October.



- **Congregational Church** - The Congregational Church is the historic and architectural focus of the Town Center. This Greek Revival edifice was built in 1842 on the site of the earlier meetinghouse. Scotland's history is rooted in the history of its ecclesiastical society and the church once served as the Town Hall. A small burying ground is located in the rear.
- **Scotland Public Library**
- **Huntington House** - The Huntington House is the early home of Samuel Huntington, Scotland's most famous resident and a distinguished Revolutionary leader. In 1996, the Governor Samuel Huntington Trust acquired this early eighteenth-century saltbox and associated land and formed a small museum that is open seasonally. The Huntington House is a National Historic Register Landmark and a State Register Historic Site commemorating both Samuel Huntington and the march route of French General Rochambeau's army.
- **Grange Hall** - Constructed in 1843 on Pudding Hill Road, this simple Greek Revival building originally housed the Universalist Church. The building was later moved to a parcel near the Town Green and became the meeting hall for the Shetucket Grange. Yearly fund raising events are held to help to restore this building. It is currently being used as a community center.
- **Scotland Burying Ground** - Dating from the 1730s, the Scotland Burying Ground contains the graves of many of Scotland's early inhabitants. It is also a superb collection of the work of recognized master stone carvers. It occupies two parcels south of the town center. The Palmertown Cemetery on Bass Road is another historic resource.
- **D'Elia Antique Tool Museum** - Located in the Town Library - the museum features Andrew D'Elia's collection of antique woodworking hand planes. Mr. D'Elia's extensive collection has many examples of patented transitional planes from 1820 to 1940 featuring inventors such as Knowles, Holly, Loughborough, L. Bailey, Rodier, Worrall, and many other rare inventors. All of the antique planes were acquired by Andrew D'Elia over the last 35 years. The collection consists of rare Stanley, Sargent, Connecticut plane makers, and a number of Dutch and English planes. Also on display is a



collection of rare 18th century wooden planemakers such as F. Nicholson, Chelor, I. Nicholson, I. Jones, Jo. Fuller, Jr. Tower, and others. The museum is approximately 1,000 square feet and is located in the Scotland Public Library building. Over each of the museum's five windows are unique stained glass panels depicting a number of rare woodworking planes. The collection of patented planes is probably the most ever assembled in one place. A number of the patented planes are represented in great depth.⁴³

The Town has a variety of significant views and vistas. Many of these were identified as part of the Lands of Unique Value Study⁴⁴. There are also several known archeological sites, as well as several having potential for archaeological resources, including Native American sites and colonial homesteads as well as industrial mill ruins.

Issues:

- Scotland, as a town, has not made a concerted effort to identify and protect its cultural, historic and archaeological resources.
- Zoning and Subdivision regulations not adequate to protect cultural, historic and archaeological resources.

Goal

Preservation and protection of historical buildings, sites, and artifacts of Scotland -- that will make them available to future generations.

Objectives and Actions

1. Protection of the town's historically and architecturally significant resources, structures, and sites.
 - a. The Conservation Commission will, within available resources, conduct an inventory of all historic resources and those having archaeological value.
 - b. The Town should form a Historic Preservation Committee

⁴³ <http://www.deliatoolmuseum.com>

⁴⁴

- c. In conjunction with the Town Historical Society, the Conservation Commission and Historic Preservation Committee will assist in protecting historic materials from damage and/or theft consideration should be given to archival space for historic materials and records.
 - d. The Town, through the Board of Selectmen, will adopt an Archaeological Protection Ordinance.
 - e. Significant Stone walls, foundations and/or old mill ruins will be inventoried by the Conservation and Historic Preservation Committees
 - f. The Town will encourage donations to the Scotland Historical Society and will consider funding historic preservation projects to the degree that funds are available.
 - g. Encourage the inclusion of Scotland's history and geography into the curriculum of the school system.
 - h. The Planning and Zoning Commission will utilize and make reference in their regulations to the State Historic Preservation Office "Archaeological Resource Protection Handbook."
 - i. Explore the prospect of making the Town Center a State designated historic district.
2. **Scotland Center should continue to be the residential, civic, and commercial center of the Town, but remain primarily residential.**
- a. The Conservation and Historic Preservation Committee will actively encourage the renovation of historically significant structures over their removal.

I. Energy

Scotland has recently made a strong commitment, as other Connecticut communities have, to greater sustainability and resilience through intensive energy conservation and by acquiring clean and renewable energy sources and technologies. While Scotland currently ranks 162 out of 169 towns for solar usage; it will soon have solar integrated into its school facility greatly reducing that location's dependence on fossil fuels. The Town has explored a number of options (solar and conservation) to reduce its usage of energy to save public monies and reduce its carbon footprint. That said, the Town through proactive energy conservation actions has already reduced energy usage in municipal buildings by twenty percent. Scotland has also established an energy conservation, efficiency and educational program for residents and home owners including energy audits, solar assessments, etc.



The Town has multiple opportunities to embrace energy sustainability for Town functions and for its residents and business in general. Programs sponsored by the State and utility companies offer incentives for the Town to embrace solar and other non-traditional energy options. More than sixty Connecticut towns now participate in Solarize CT - including Eastford to the north of Scotland. Solarize CT is a state program approves contractors for and finances the construction of solar entry installations in residences.



Another program is C-PACE, which is an economic development tool focused on energy upgrades.

*Leading, Educating, Achieving and Fostering
healthy, green schools for all.*

"C-PACE allows building owners to finance qualifying energy efficiency and clean energy improvements through a voluntary assessment on their property tax bill. Property owners pay for the improvements over time through this additional charge on their property tax bill, and the repayment obligation transfers automatically to the next owner if the property is sold. Capital provided under the C-PACE program is secured by a lien on the property, so low-interest capital can be raised from the private sector.⁴⁵"

⁴⁵ <http://www.cpace.com/about-c-space>

C-PACE works with Connecticut Green Bank. "Green Bank works with municipalities that have opted-in to the C-PACE program to market it to building owners. Green Bank provides municipalities with material, including (1) market data on eligible buildings in their town; (2) marketing material; (3) sample text to send to owners, media outlets or other relevant stakeholders.⁴⁶" To date, 127 municipalities are C-Pace participants, including Canterbury, Sprague, Griswold and Windham. There is also the Connecticut Green Leaf School program which

"provide(s) effective environmental and sustainability education; improve the health and wellness of students and staff and reduce environmental impact and cost of the resources used in the school. Connecticut Green LEAF Schools is a free statewide initiative to help K-12 schools grow "greener." Any public or private school in Connecticut is welcome to join.⁴⁷"

Based on the most recent Census Community Survey Data, the Town has 646 (589 occupied) housing units with the following energy heating profile:

- | | |
|--------------------|--------------|
| • Electricity - 52 | • Wood - 148 |
| • Oil - 359 | • Solar - 0 |
| • Utility Gas - 0 | • Other - 9 |
| • Bottled Gas - 21 | |

Issues

- Scotland has no energy policy
- Energy costs
- Getting information to business and residents regarding the benefits of clean energy and the programs available
- Energy costs are significant to town government, the school, business and residents
- Climate change and its impacts on the Town

Goal

By 2025, at least 20% of the Town's energy needs will be generated from renewable resources

⁴⁶<http://www.cpace.com/townscities>

⁴⁷ <http://www.easternct.edu/sustainenergy/about-green-leaf-schools/>

Objectives and Actions:

1. **Establish a Municipal Energy Committee to advise and guide the town on matters pertaining to energy conservation and clean renewable energy.**
 - a. The Committee will develop a Municipal Action Plan for town buildings and update this document as necessary. The plan will set priorities and recommend specific plans, policies and procedures. For example, these may include:
 - Installing convenient, public charging stations for electric vehicles and replacing its street lights with more-efficient, energy-saving street lamps.
 - Constructing a micro grid power generation system as a back-up source for the town's infrastructure during storms and other emergencies.
 - Attracting external sources of capital investment for off-site solar power farms which could benefit Scotland homes and businesses.
 - Ease of movement through the town's center for pedestrians, shoppers, bicyclists and children going to and from school.
 - Continue its efforts to boost recycling and home composting to reduce the energy and expense of managing the town's waste stream.
 - b. The town will take actions to inform and educate its citizens about clean energy issues, programs and opportunities through the town's web site and other local media. It will encourage participation of clean energy fairs, solar energy tours, special events and presentations.
2. **The town will consciously integrate comprehensive energy conservation and the adoption of clean, renewable sources into any and all plans, policies, operations and maintenance. This will be a central consideration in the modifications of existing town structures, new construction and acquisition of town vehicles, equipment and machinery.**

3. The town will take steps to assure that all departments, boards, commissions or committees are informed of its actions pertaining to clean energy and its infusion through virtually all town undertakings.
4. The town will make use of state and federal grants and incentives whenever possible and appropriate to leverage upon its own resources.
5. The Town will reduce its dependence upon fossil fuels
6. Endorsed the principles of sustainable community development and the use of those principles whenever possible in long-range planning, policy-making, and daily operations
16. Purchase renewably produced electricity through utility providers.
17. Use solar energy and other renewables for its energy needs (e.g., solar hot water heaters for town facilities, Solatubes for lighting).
18. Establish a baseline amount of fuel consumption including diesel and gasoline.
19. Improve mileage through vehicle maintenance program and driver education.
20. Purchase bio-diesel whenever its cost is the same or less than ultra low sulfur diesel.

J. Economics

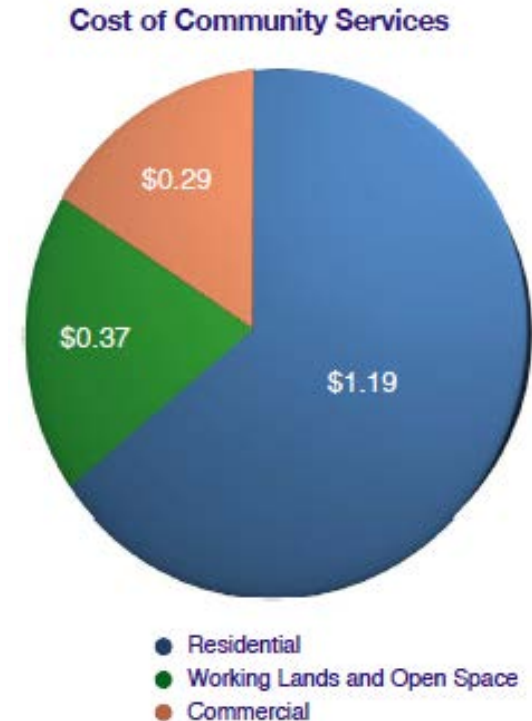
Scotland, like many other small towns, derives the bulk of its local revenues from residential and motor vehicle taxes. Combined they account for more than 92 percent of such revenues. Commercial activities account for just 1.3 percent of the Grand List. Since 2008, the residential portion of the Grand List has decreased by more than 14 percent. So while its per capita property taxes rank 111th in the state, its mill rate places it among the highest (17th in 2014). Developing a strategic economic plan or strategy has become a critical element for the Town's future.

Scotland is more a bedroom community than an employment center. In 2015, 928 persons over the age of 16 were employed in a wide range of occupations. However, only 11.7% or about 108 persons of those person worked in Scotland. According to the Census Bureau, there were 22 employers in 2014 based in Scotland.

Statistically, per capita income (2014) was \$29,545. This ranked 146 of the State's 169 towns and is 77.8% of the State's average. The median household income of \$77,344 was 110.7% of the State median and placed the Town at the 100 spot compared to all other towns. Notably, Scotland has the 11th highest net per pupil expenditure in Connecticut at \$20,087.

A significant part of the town's economic well-being depends on working lands (farm and forest production) and open space. The cost of providing town services is substantially less for these lands.

"While it is true that an acre of land with a new house generates more need for town services than an acre of hay or corn, this tells us little about a community's bottom line. In areas where agriculture or forestry are major industries, it is especially important to consider the real property tax contribution of privately owned working lands. Working and other



Source: American Farmland Trust

open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.⁴⁸

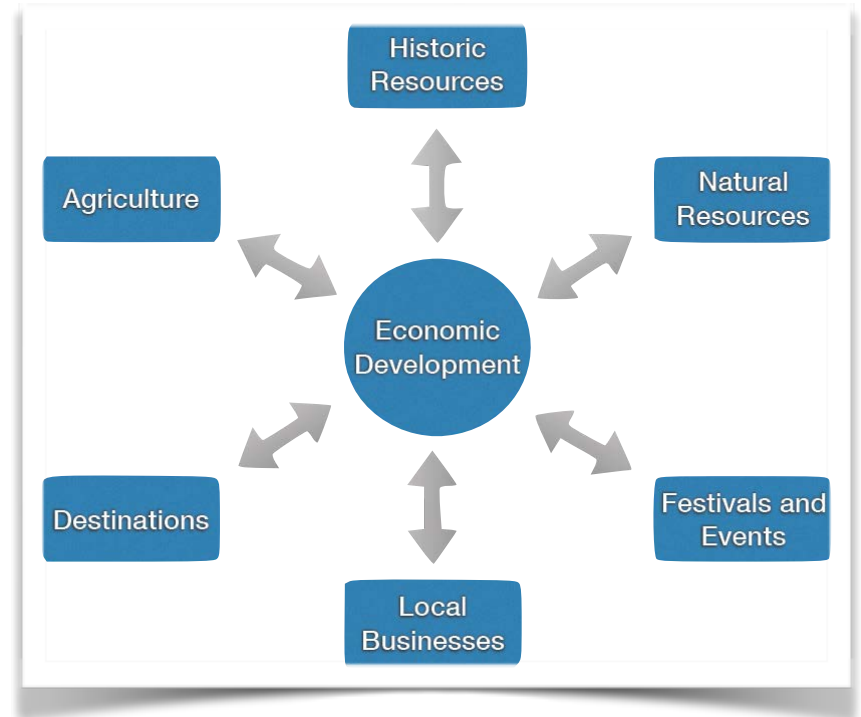
Scotland, because of its extensive working lands and open space, coupled with natural resource (wetlands, floodplains, ledge, etc.) has a great deal of limitation on growth. However, those same limitations work to hold down municipal service related expenses.

During the course of the development of the Town's POCD it was determined that a sensible course of action depended on the focus on the Town's unique strengths:

- *Agriculture (the many active and potential farm businesses)*
- *Historic Resources (historic homes)*
- *Natural Resources (preserved lands, trails)*
- *Destinations (scenic roads)*
- *Local Business (including home-based)*
- *Festivals and Events (Scottish Highland Festival Games)*

Further it was determined that the town should build on regional relationships/strengths – this Scotland is not an island

- *Take advantage of local resources through active participation in chambers of commerce, Connecticut tourism and economic development, Connecticut Economic Resource Center, NECCOG and the Last Green Valley.*
- *Scotland has also become an investor in the Quinnebaug Regional Technology Park. The Town has invested \$85,000 in the developed by the town of Putnam. Along with other investor towns (Brooklyn and Pomfret) Scotland hopes to realize positive return on this investment of perhaps \$8,400 or more per year on the tax revenue from the project in perpetuity.*



⁴⁸ Cost of Community Services Study, American Farmland Trust, 2005

The POCD subcommittee considered the impact of the town's land use regulations on economic growth and identified factors that might impede development of businesses. Some of these factors are technical. For instance, the zoning regulations, which have been amended numerous times, are unclear and in some cases self-contradictory, and are in need of a complete overhaul. Some of the impediments are the result of changing economic times. The regulations were developed in a time of economic growth, when it seemed that Scotland would eventually become a suburban community. That seems less likely now, due in part to macroeconomic forces and in part to citizens' desire for the town to remain rural. As the national and international economy change to more electronic exchanges, restrictions on businesses conducted from homes become more onerous, and the need for regulations that allow home-based businesses becomes more urgent. Finally, land use regulations need to support the kind of agriculture that has come to replace large-scale dairy farming--small farms producing products for local markets. This means clarifying the rights of farmers and their neighbors alike, creating regulations that make disputes unlikely, and a way to resolve them when they arise.

Issues

- The Town needs business development to diversify its Grand List to off-set rising property taxes
- Zoning regulations are not business friendly
- Zoning regulations are outdated and disorganized
- Zoning regulations do not reflect current economic realities
- Communications infrastructure is not adequate

Goal

A town that that embraces business of all types as part of the community's present and future.

Objectives and Actions

1. Solidify connectivity to nearby Urban Areas, the State, the Region, Advocacy Groups and Higher Education
 - a. Join and be active in the three chambers of commerce
 - b. Establish a relationship with each of the colleges and universities in the region

- c. Be an active player in the development and maintenance of the Region's CEDS and related activities
 - d. Establish and maintain relationships with DECD, CDA, DEEP, CBIA, Last green Valley and CT Farm Bureau
 - e. Actively participate in the marketing of the Putnam Tech Park
2. **Exploit the town's rural setting as an attractive alternative to suburban metro locations**
- a. Modify the current zoning regulations to make them easily understood and attractive to small and home-based business development while protecting the town's rural character
 - b. Modify Subdivision Regulations for equestrian options
 - c. Work with DECD Tourism and Last Green Valley to ensure that the Town has a presence and that all activities are promoted
 - d. Seek, in partnership with other towns, scenic byway byway status for Routes 14 and 97 and possible affiliation with the Route 169 National Scenic Byway
 - e. Seek, to the degree possible, high quality communications infrastructure
3. **Develop and maintain a listing of all businesses based in Scotland.**
4. **Embrace tourism as an economic driver for the Town.**
5. **Develop a marketing plan for the Town**
6. **Equestrian related business**
7. **Create an Economic Development Commission**

K. Land Use

Scotland has remained rural, and a majority of the people wants it to remain that way. That future is not assured. Looking forward, the land use management tools that are now in force may not be enough to maintain the Town as a rural place.

Scotland has had zoning since 1967 and subdivision regulations since 1968. The Zoning Regulations are designed to strike a balance in protecting the Town's rural character and allowing flexibility

for economic growth. The Town's zoning regulations divide the Town into two basic zones: Residential-Agriculture and a Village Zone in and around the Town's historic center. There is also an Aquifer Protection Overlay Zone associated with stratified drift deposits as a means to protect these drinking water resources. While the Residential Zone, as the name implies permits residential uses -- a variety of compatible uses are also allowed..

According to the Center for Land Use Education and Research (CLEAR) at the University of Connecticut's Changing Landscape Project, the Town experienced an 10.4% increase in developed lands between 1985 and 2010. CLEAR's data is based on remote sensing using spatial imagery related to land cover change. *"Land cover, as its name implies, shows the 'covering" of the land. This is to be distinguished from land use, which is what is permitted, practiced or intended for a given area. For example, a "forested" land cover area as detected by the satellite may appear as "rural residential" on your town's*

	1985		1990		1995		2002		2006		2010		Change	
	acres	% of town	acres	% of town	acres	% of town	acres	% of town	acres	% of town	acres	% of town	acres	% change
Developed	641	5.3%	668	5.6%	682	5.7%	699	5.8%	708	5.9%	708	5.9	67	10.5%
Turf & Grass	237	2%	262	2.2%	271	2.3%	289	2.4%	306	2.5%	306	2.5	69	29.1%
Other Grasses	69	0.6%	75	0.6%	83	0.7%	117	1%	125	1%	132	1.2	63	91.3%
Agricultural Field	1998	16.7%	1993	16.6%	2008	16.7%	2023	16.9%	2017	16.8%	2023	16.9	25	1.3%
Deciduous Forest	7849	65.4%	7809	65.1%	7769	64.8%	7698	64.2%	7663	63.9%	7660	63.7	-189	-2.5%
Coniferous Forest	646	5.4%	642	5.3%	637	5.3%	631	5.3%	630	5.3%	630	5.3	-16	-2.4%
Water	81	0.7%	98	0.8%	100	0.8%	62	0.5%	61	0.5%	61	0.5	-20	-24.7%
Non-forested Wetland	55	0.5%	54	0.4%	49	0.4%	56	0.5%	56	0.5%	49	0.4	-6	-10.9%
Forested Wetland	414	3.5%	389	3.2%	377	3.1%	398	3.3%	397	3.3%	397	0.3	-17	-4.1%
Barren	8	0.1%	9	0.1%	21	0.2%	23	0.2%	34	0.3%	34	0.3	26	325%

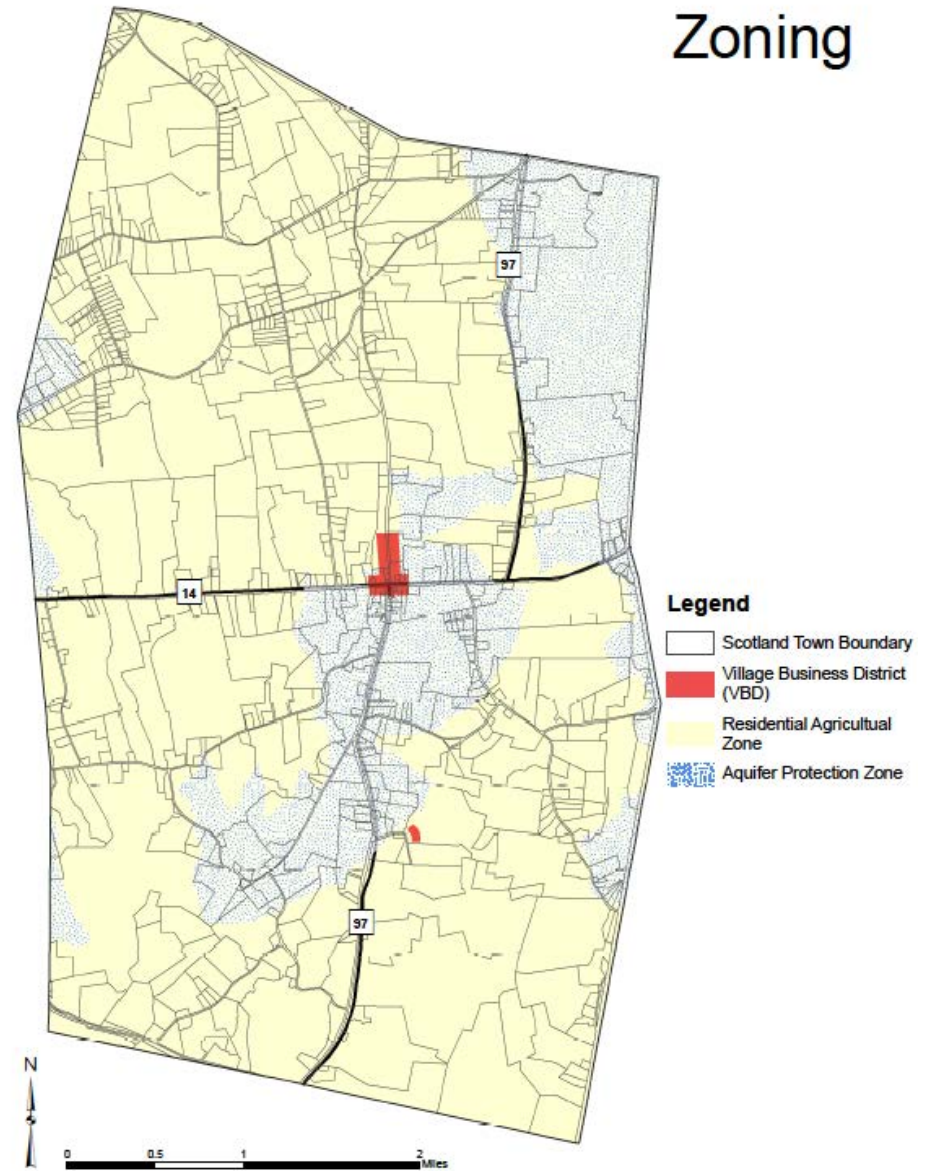
Source: University of Connecticut Center for Land Use Education and Research

zoning map. CLEAR's land cover information comes from remotely sensed data from satellites, in this case several of the Landsat satellite series. Sensors aboard the satellite collect (sense) radiation in a number of different wavelengths that is reflected from the surface of the earth. The data are converted via computer programs and human expertise into land cover maps made up of many pieces, or pixels, of information that are 30 meters (or about 100 feet) square.⁴⁹ This translates to a net gain of 69.2 acres of developed lands during this period. The largest loss of land cover came as deciduous forest with 189 acres lost. The largest gain, 69.2 acres, came from turf and grass lands.

The Connecticut Plan of Conservation and Development shows Scotland to be a rural community dominated by Existing Preserved Open Space and Conservation Areas. From the State's perspective, Scotland is a rural town containing significant tracts of undeveloped lands with a traditional town center that should remain in its current state. Based on the most recent ten years and current growth rates - it is not envisioned that Scotland will incur significant land use change or related growth.

A "Build-Out Analysis" was performed by NECCOG on the Town to determine the capacity of the Town in terms of residential development. A build-out analysis, as used in this plan, is a tool used to estimate the total development that could occur using the existing zoning regulations. The first step in the build-out analysis is to determine what lands have development constraints that would block or

Zoning



⁴⁹ CLEAR

hinder future development. This includes parcels with existing homes. For the build-out conducted, two types of scenarios were examined: (1) total build-out of buildable lands using the Town's current zoning regulations and (2) a build-out limited to developable lands within 300 feet of existing roads - which were determined to be more likely developed. The results show a significant variation in development potential. The reality is that unless some outside event occurs, such as a dramatic upswing in the economy, residential development will not be significant during the next ten years.

Issues

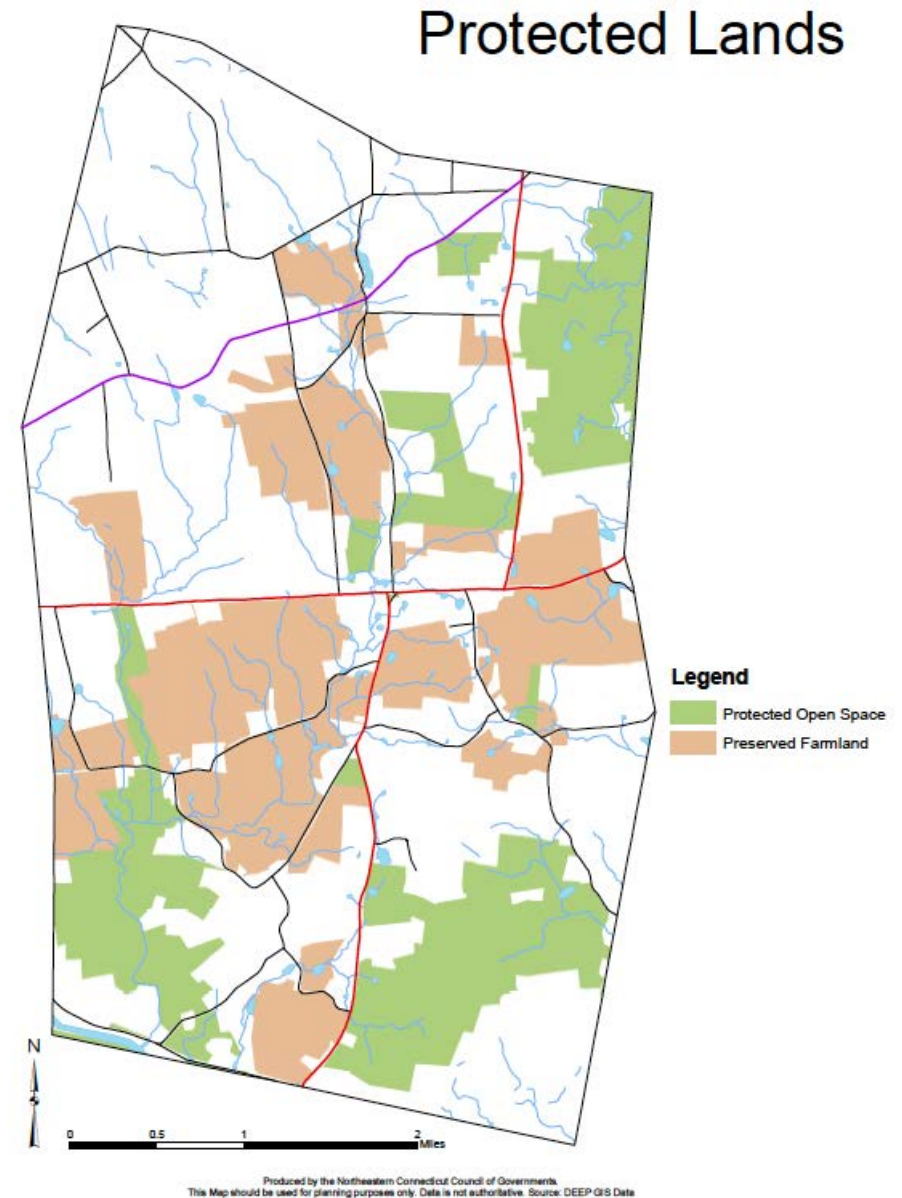
- Zoning regulations need a significant update
- Affordability
- Economic Growth
- Maintaining Rural Character
- Fracking Waste Vulnerability

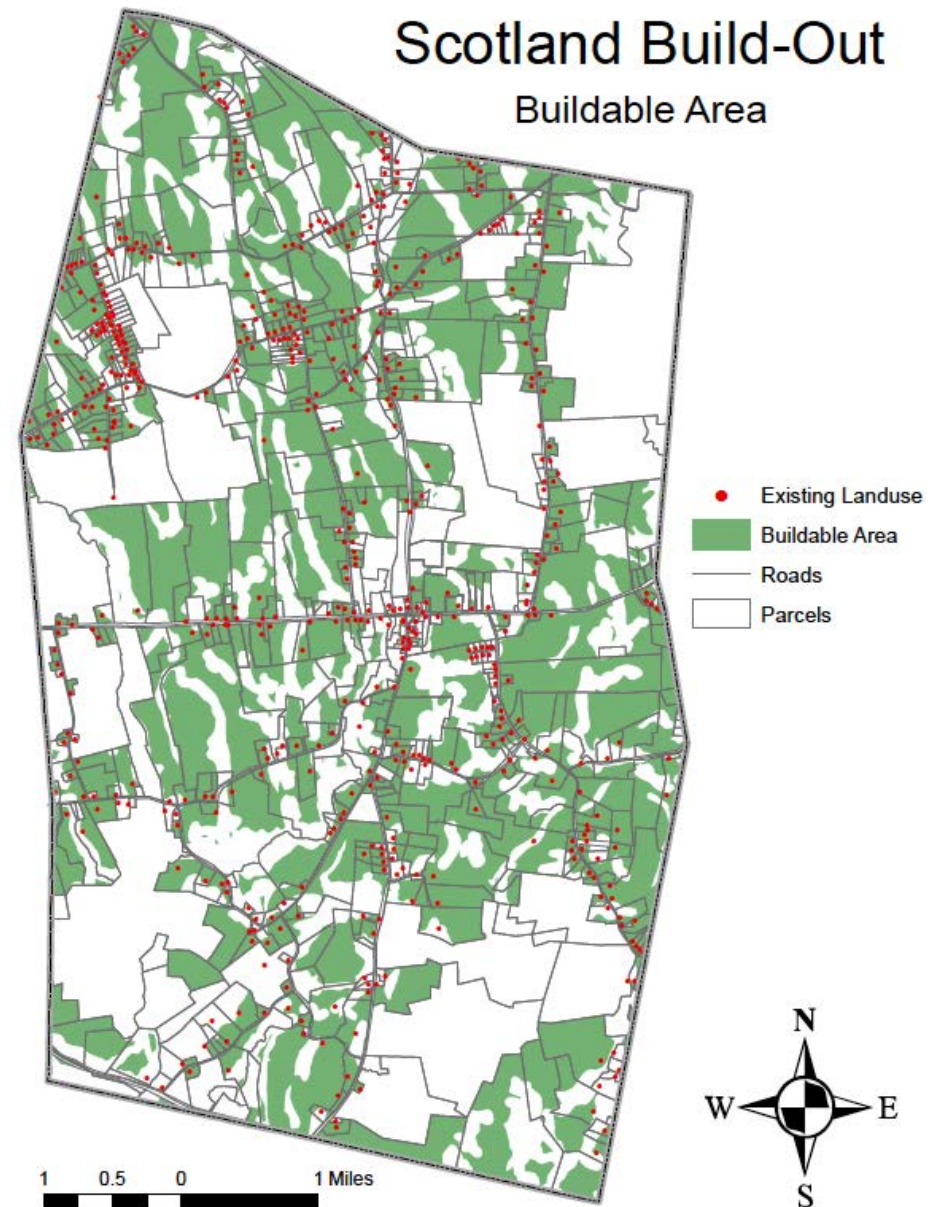
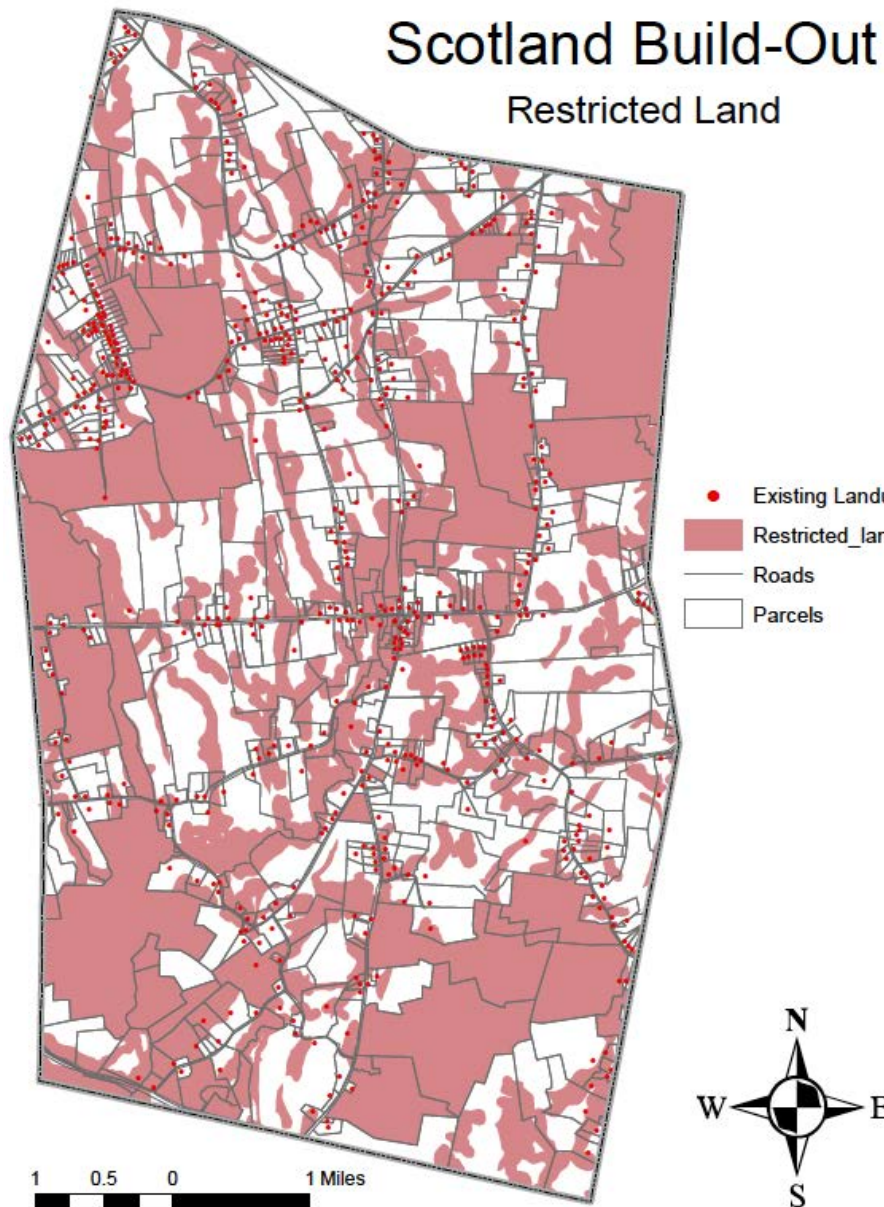
Goal

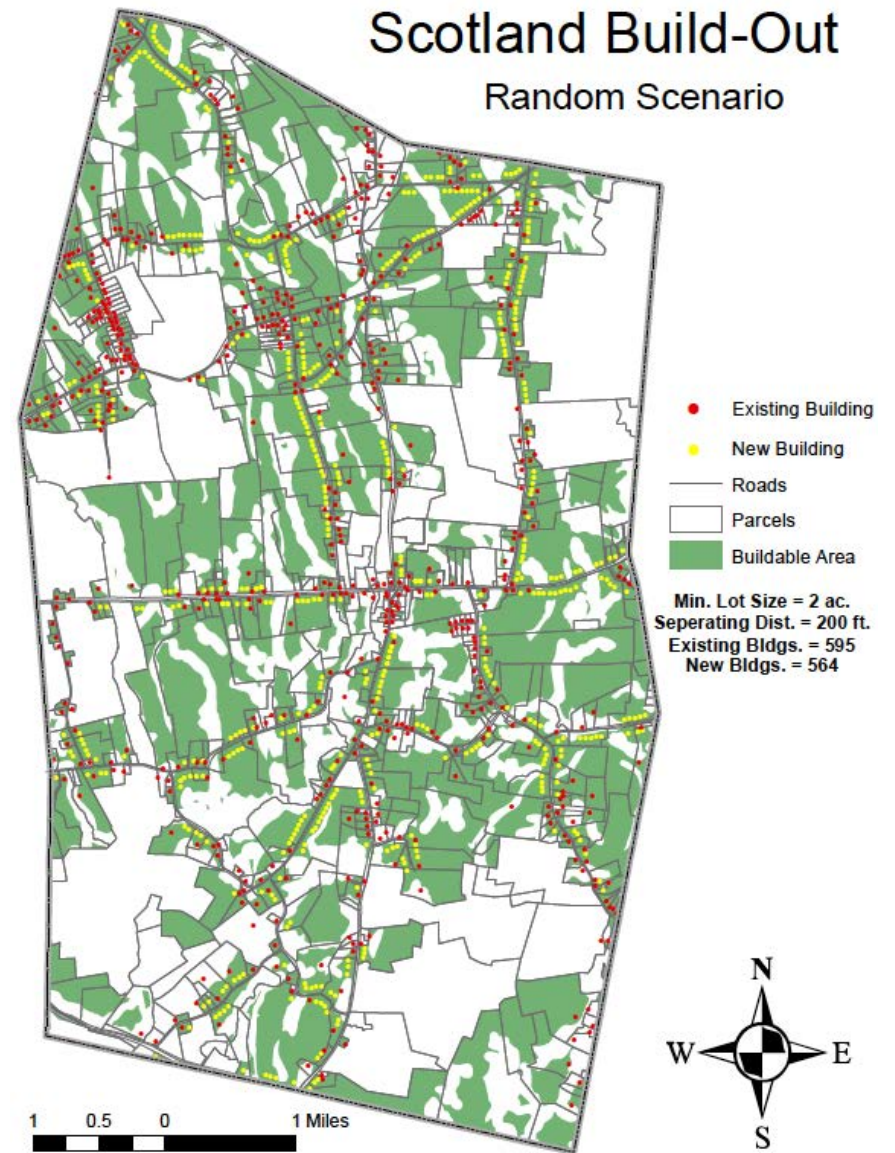
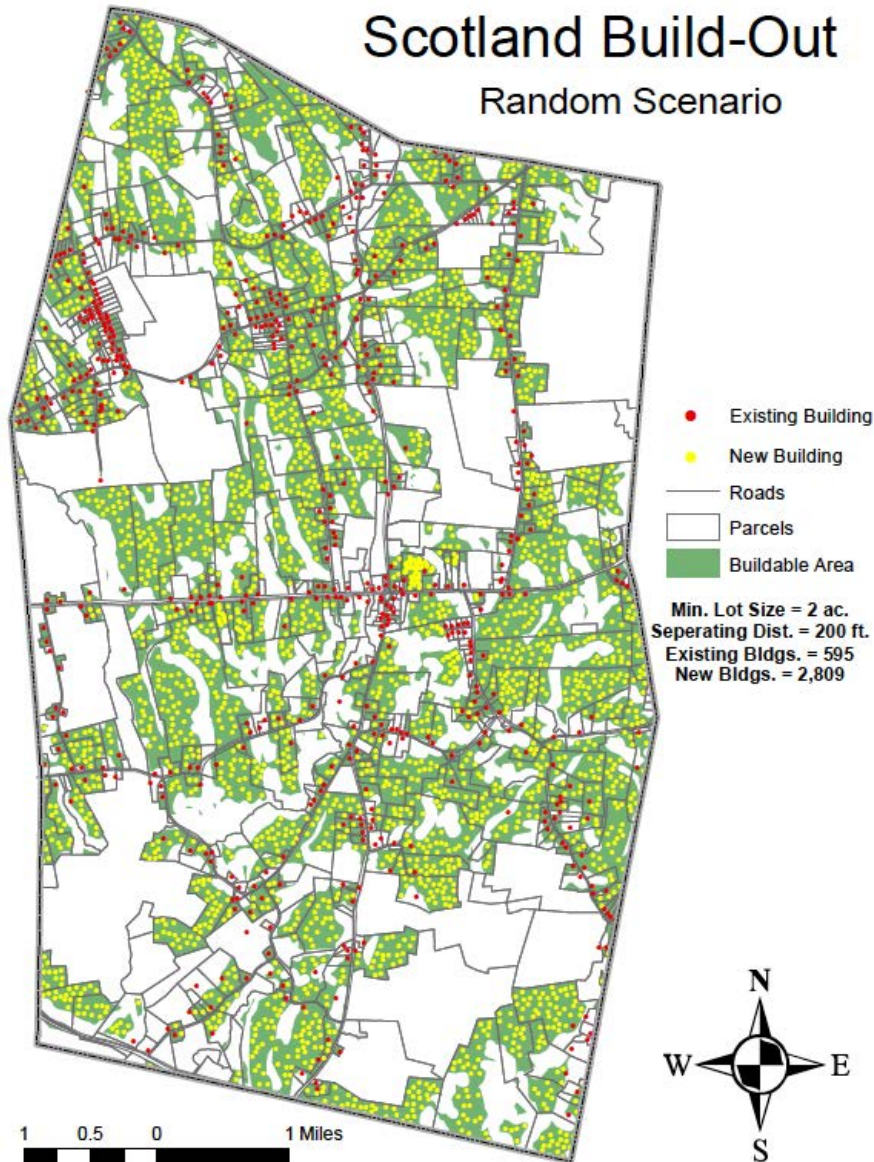
Manage growth in a proactive rather than reactive way that maintains the rural character and protects the natural resources of the Town by providing for a pattern of land uses that will complement the Town's physical and historic characteristics.

Objectives and Actions

1. Promote a community comprised largely of single-family neighborhoods in an open and natural setting

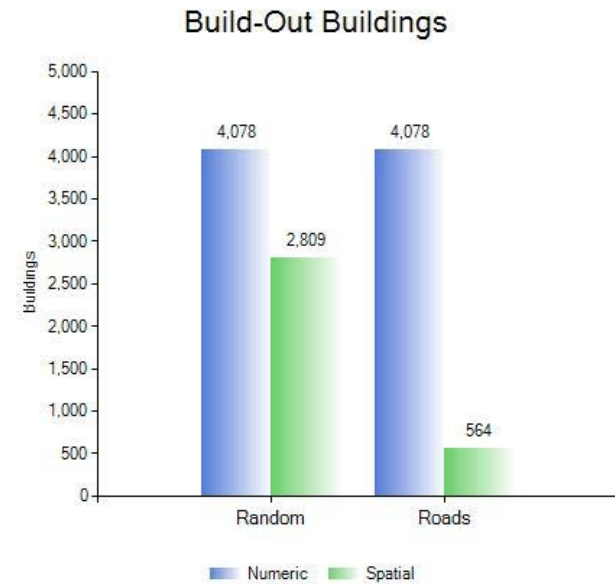






together with commercial areas that serve the local community

- a. Conduct a complete overhaul of the Towns Zoning and Subdivision Regulations consistent with this plan of conservation and development
 - b. Coordinate planning with neighboring jurisdictions in order to ensure compatible land uses.
 - c. Maintain support and use of PA 490
2. The continuation of production agriculture and forestry operations
 3. Maintain the Open Space policy as stated in the Town's Open Space Plan for the state's use-value assessment law.
 4. Require development to achieve a high level of compatibility with neighboring uses and the rural character of the Town.
 5. Regulate subdivision of land to promote efficient land uses.
 6. Require best practices for safety and environmental protection as sites are developed or improved.
 7. Promote preservation and usage of the Town Center and new ways to serve community needs through attractive redevelopment. Designate strategic locations in the Town Center as "Priority Development Focus Areas" where a combination of public and private investments serve to complete and integrate planned redevelopment projects thus creating vibrant and active pedestrian places.
 8. Encourage a network of public and private open spaces.
 9. Allow and encourage home-based businesses that are compatible with the Town's rural character.
 10. Work closely with the historical committees to develop a Historic Preservation Plan.

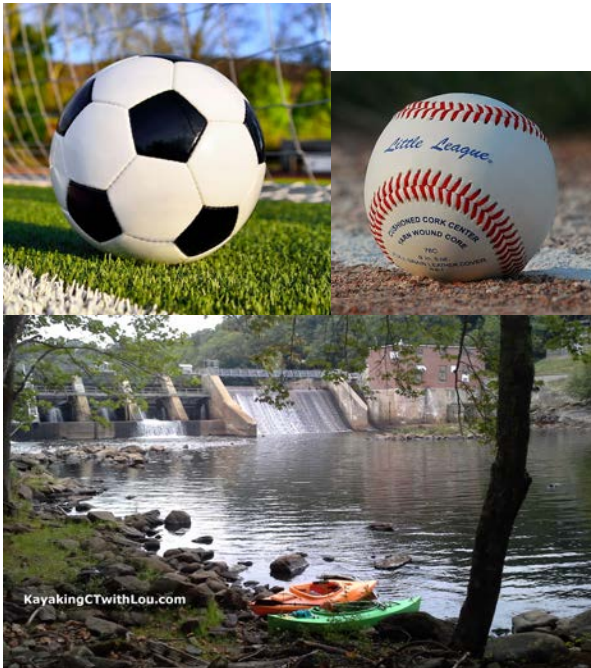


11. Balance development with limited infrastructure. Future development should be limited to levels that can be supported without requiring infrastructure improvements that would be costly and/or disruptive.

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L. Recreation

Recreation opportunities, formal and informal are abundant in Scotland. The Town has two baseball fields to serve youth to adults. Little League is strongly supported and is conducted in partnership with Franklin, Canterbury and Sprague. One of these baseball fields has recently been upgraded to include new dugouts for the players. A new multi-purpose field (soccer, lacrosse, field hockey, football, etc.) is being planned at a location next to the elementary school and is funded with a grant from the State. There are also trails that are used by both residents and non-residents located in state forests (Mohegan) and on lands controlled by non-profits (Nature Conservancy, Spagway Wildlife Area). This also includes access to the Shetucket River for canoeing, kayaking and fishing access.



The Town hosts an annual Halloween Party, annual road race, bus trips to various locations and concerts on the Town Green. The Town also boasts the “best” sled run in Connecticut at Bower’s Park. Scotland is also home to the Highland Games that attract hundreds of participants and spectators to the largest gathering in Connecticut focused on Scottish character and related athletic endeavors.



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Appendix A

Consistency with the Six Growth Management Principles of the State Plan of Conservation and Development

1. Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure
Town POCD: Consistent
 2. Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs
Town POCD: Consistent
 3. Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options
Town POCD: Not Applicable
The Town is rural - having no direct or indirect connection to transportation nodes or transportation corridors to support transportation options.
 4. Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands.
Town POCD: Consistent
The Town is strongly committed to retaining and maintaining its rural character and the natural resources of the town.
 5. Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety
Town POCD: Consistent
The Town, as demonstrated constantly throughout their POCD, is strongly committed to protecting the integrity of environmental assets.
 6. Promote Integrated Planning Across all Levels of Government to Address Issues on a Statewide, Regional and Local Basis.
Town POCD: Consistent
Town works well internally; cooperating regionally and understanding its role as a town working with the State.
-

Appendix B

Section 8-23 - Preparation, amendment or adoption of plan of conservation and development

a) (1) At least once every ten years, the commission shall prepare or amend and shall adopt a plan of conservation and development for the municipality. Following adoption, the commission shall regularly review and maintain such plan....

(b) On and after the first day of July following the adoption of the state Conservation and Development Policies Plan 2013-2018, in accordance with section 16a-30, a municipality that fails to comply with the requirements of subdivisions (1) and (2) of subsection (a) of this section shall be ineligible for discretionary state funding unless such prohibition is expressly waived by the secretary,...

(e) (1) Such plan of conservation and development shall:

- (A) be a statement of policies, goals and standards for the physical and economic development of the municipality,
- (B) provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate,
- (C) be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent
 - (i) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and
 - (ii) to promote such development patterns and land reuse,
- (D) recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses,
- (E) recommend the most desirable density of population in the several parts of the municipality,
- (F) note any inconsistencies with the following growth management principles:
 - (i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure;
 - (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs;
 - (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse;

- (iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands;
- (v) protection of environmental assets critical to public health and safety; and
- (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis,

(G) make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a,

(H) promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure.

(f) Such plan may show the commission's and any special committee's recommendation for

- (1) conservation and preservation of traprock and other ridgelines,
- (2) airports, parks, playgrounds and other public grounds,
- (3) the general location, relocation and improvement of schools and other public buildings,
- (4) the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes,
- (5) the extent and location of public housing projects,
- (6) programs for the implementation of the plan, including
 - (A) a schedule,
 - (B) a budget for public capital projects,
 - (C) a program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations,
 - (D) plans for implementation of affordable housing,
 - (E) plans for open space acquisition and greenways protection and development, and
 - (F) plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27, (7) proposed priority funding areas, and (8) any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present and future trends of the municipality.

