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REQUIREMENTS OF A PLAN OF CONSERVATION AND DEVELOPMENT

Planning Commissions are required by state statutes to prepare or amend and adopt a Plan of Conservation and Development for the municipality at least once every ten years.

As specified in Connecticut General Statutes Section 8-23, the plan is a statement of policies, goals and standards for the physical and economic development of the municipality.

It includes the commission's recommendations for the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes and for the most desirable density of population in the different districts of the municipality.

The plan may also show the commission's recommendations for:

- a system of principal thoroughfares, parkways, bridges, streets and other public ways;
- for parks, playgrounds and other public grounds;
- for the general location, relocation and improvement of public buildings;
- for the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewerage, light, power, transit and other purposes;
- for the extent and location of public housing projects; and
- other recommendations that in the commissions' judgment would be beneficial to the municipality.

Provisions must be made for the development of a diversity of housing opportunities, consistent with environmental constraints, for all residents of the municipality.

Cluster development must be considered to the extent that it is consistent with environmental constraints and infrastructure capacity. Cluster development means concentrating houses in a particular area so that remaining land may be used exclusively for recreational, conservation, and agricultural purposes.

The plan is adopted by the Planning and Zoning Commission and may also be endorsed by the town's legislative body. If the legislative body does not endorse the plan, the Planning and Zoning Commission may still adopt the plan by a two-thirds vote. Local capital improvement project grants may be used to cover the cost of preparing or revising a plan if the legislative body endorses it within 180 days from adoption.

The Plan of Conservation and Development outlines and promotes the efficient development of the town.

It is intended to protect and increase the general welfare and prosperity of its people.



Scotland Town Hall

PROCESS OVERVIEW

The original
Plan of Development
was adopted in 1967
and was just over
three pages long.

The 1967 Plan
was comprehensively
revised in 1985.



Members of the POCD Subcommittee

In 2000, the Planning and Zoning Commission initiated a comprehensive revision under the new designation of *Plan of Conservation and Development*. The work of the commission is summarized below.

- The volunteer POCD subcommittee held monthly meetings with town staff and others to examine land use issues and plan for the future of Scotland.
- Vision Survey: The Planning and Zoning Commission circulated a vision survey to help measure the community's feelings about the future of Scotland. Approximately 100 responses were returned and analyzed.
- Digital Tax Map: The Planning and Zoning Commission contracted with Eastern Connecticut State University to create a digital version of the tax assessor's map. Later, the Planning and Zoning Commission contracted with WINCOG to join the assessor's database to the digital tax map. This data may be used in a geographic information system to analyze economic conditions and land use.
- Lands of Unique Value Study: The Planning and Zoning Commission contracted with members of the Landscape Architecture Department at UConn to consolidate natural resource mapping for the town, to study and create recommendations for the Village District, and to explore opportunities for a new Business Zone.
- The Planning and Zoning Commission contracted with WINCOG to help facilitate the completion of the plan and prepare maps.
- Mini-Survey: The POCD subcommittee circulated a second mini-survey on economic development issues and held a public info session with members of the local business community.
- Between September 2002 and April 2003, the POCD subcommittee met monthly to review background information, to discuss various components of the plan, to receive public input, and to draft a vision statement, goals, objectives, and implementation actions for the plan. The subcommittee submitted a draft plan to the Planning and Zoning Commission for review.
- The Planning and Zoning Commission held public hearings on June 18th, July 16th, and October 15th and a town meeting on August 6th. The POCD subcommittee considered all public comments and incorporated many into the plan. The Planning and Zoning Commission adopted the plan on November 19, 2003.

INTRODUCTION

The Town of Scotland lies in the heart of eastern Connecticut, approximately 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 westernmost 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.

With a population density of 83.7 persons per square mile, Scotland is one of the most rural towns in the Windham Planning Region. Between 1990 and 2000, however, its population density increased by over 28%, more than double the rate of any other town in the region.

Residents have expressed concern about the future economic viability of agriculture, about increasing residential development and about the effects of these two forces on land use patterns, municipal budgets, and the overall character of the town.

Scotland is part of:

29th District of the
CT Senate

47th District of the
CT House of Representatives

Danielson
Labor Market Area

Eastern Connecticut
Conservation District

Eastern Connecticut
Visitors District

Northeastern CT
Economic Partnership

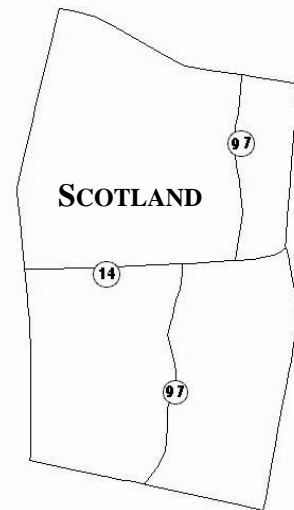
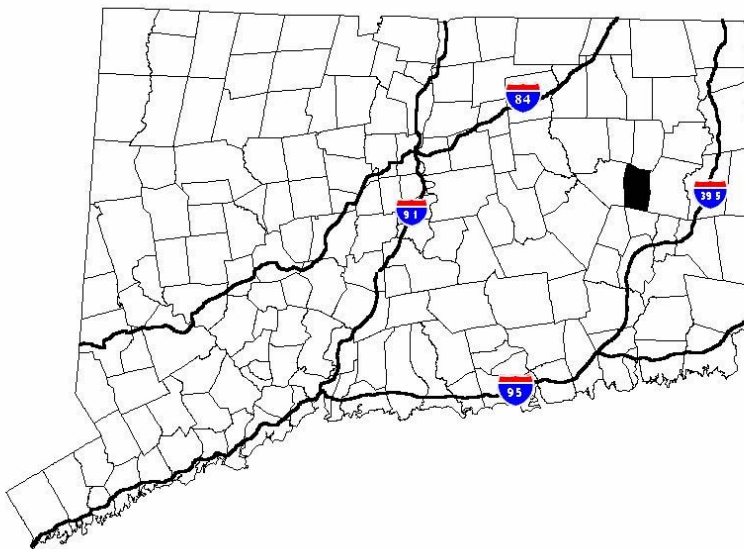
Quinebaug-Shetucket
National Heritage Corridor

Regional School District #11

Windham County

Windham Region
Council of Governments

See Appendix A - Map 1



HISTORY OF SCOTLAND

In 1675, Joshua, son of the Mohegan Sachem Uncas, bequeathed to sixteen gentlemen from Norwich the territory described as:

**Present-day Scotland
was once known as
Mamusquege.**

Eight miles square, bounded on the northeast by Appaquage Pond in Hampton, and to the west and south by the "Willimantick" and Shetucket Rivers.

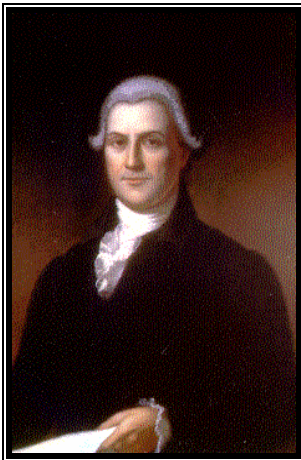
Incorporated as the Town of Windham in 1692, this area included the present-day towns of Windham and Scotland and parts of Mansfield, Chaplin, and Hampton. The land that would become Scotland was known as Mamusquege.

**It was renamed in
the early 1700's by
landowner Isaac Magoon
after his native country.**

In 1700, an enterprising Scotsman, Isaac Magoon, bought several hundred acres and renamed it after his native country. During this early period, many families including Palmers, Fullers, and Waldos established farms along major roads.

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 for 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.



Gov. Samuel Huntington

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 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.

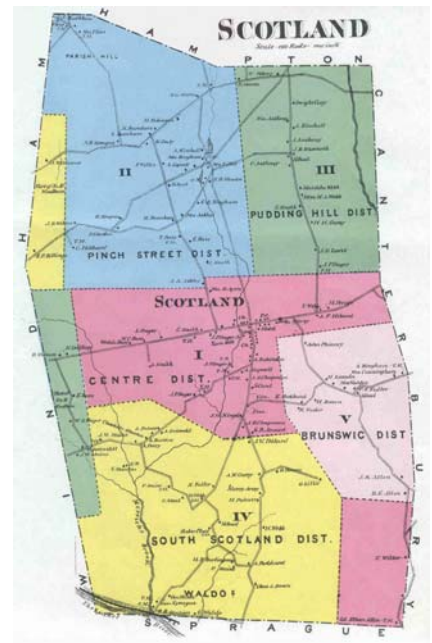
HISTORY (CONT.)

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, chicken farming became a prominent industry.

From 1920 to the present, the population grew from about 400 people to nearly 1,600 people. 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 most residents work out of town.

Many of the old farm fields have turned to woods, but agriculture remains a dominant feature on the landscape in this quiet, rural/residential community.

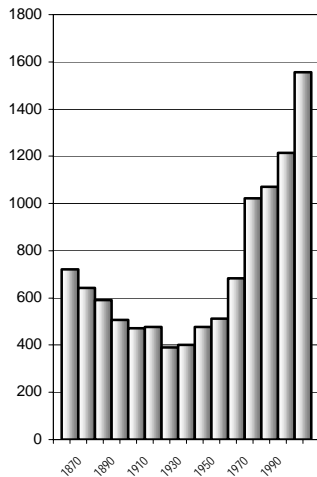
**The Town of Scotland
was incorporated
in 1857.**



Pinch Street Vista

POPULATION

Census Year	Population
1860	720
1870	643
1880	590
1890	506
1900	471
1910	476
1920	391
1930	402
1940	478
1950	513
1960	684
1970	1,022
1980	1,072
1990	1,215
2000	1,556



Scotland and Abutting Towns

	Growth 1990 - 2000	Median Age
Scotland	28.1%	36.7
Hampton	11.4%	40.2
Chaplin	9.9%	36.7
Canterbury	5.0%	38.2
Windham	3.7%	31.4
STATE	3.6%	37.4
Franklin	1.3%	39.9
Sprague	-1.2%	37.1

Source: U.S. Census

The decades of the 1960's and the 1990's were times of particularly fast growth for Scotland. The 1985 Plan of Conservation and Development anticipated that the population would grow by 250 between 1980 and 2000; in fact the population grew by twice as much.

Of particular significance to the town in the upcoming decade may be the above average proportion of the population that is under five years, and between the ages of five and fourteen years. The table below shows the percentage distribution among various age categories for Scotland and six abutting towns. Because the population of Windham is so much larger than the other towns included, its statistics can overshadow the others, so two averages are given for comparison: one including, and one excluding Windham.

Between 1980 and 2000, Scotland's under-five population doubled, while the town's total population increased by about 50%. While the median age of residents increased from 32.4 to 36.7 years over the same period, this increase was less than that for the state as a whole, and significantly less than in five of the towns in the comparison group.

At the time of the 2000 census, there were no group residences in Scotland. In 87 households (15.7% of the total), the householder lived alone. Of these, 27 householders were over the age of 65 years.

Population by Age Group, 2000 Census

	0-4 years	5 - 14 years	15-24 years	25-34 years	35-44 years	45-54 years	55-64 years	65+ years	Total
Canterbury	5.3%	15.0%	12.6%	11.3%	20.1%	17.2%	9.1%	9.3%	100.0%
Chaplin	6.7%	14.2%	11.3%	14.7%	19.8%	16.2%	8.9%	8.1%	100.0%
Franklin	5.4%	13.7%	11.0%	11.1%	18.6%	16.6%	10.8%	12.8%	100.0%
Hampton	5.9%	15.5%	9.4%	10.0%	19.5%	19.3%	8.8%	11.6%	100.0%
Scotland	7.3%	16.7%	10.2%	12.8%	18.9%	15.5%	9.8%	8.9%	100.0%
Sprague	4.9%	16.9%	10.7%	13.6%	18.7%	14.9%	8.5%	11.7%	100.0%
Windham	6.4%	12.9%	21.8%	13.5%	13.7%	11.9%	7.2%	12.6%	100.0%
7-town ave.	6.2%	13.8%	17.6%	13.0%	16.0%	13.8%	8.0%	11.6%	100.0%
6-town ave. (Excl. Windham)	5.7%	15.3%	11.2%	12.2%	19.4%	16.6%	9.2%	10.3%	100.0%

HOUSING

Scotland's growth is also reflected in the number of housing units in the town. Among the seven 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 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 dropped over the past two decades, from 2.92 persons in 1980 to 2.81 persons in 2000. This was reflective of the general trend statewide.

Affordable Housing

Connecticut statutes (CGS 8-39a) define affordable housing as housing for which a family earning less than or equal to eighty percent of the area median income pays thirty percent or less of their income.

Of Scotland's total of 553 households, 70 are renters and 483 are owners. According to the 2000 Census, approximately one fifth of Scotland's households living in owner-occupied units pay more than 30% of their income on housing. Some homeowners may pay more by choice; however, it is not known many of these have incomes lower than the median.

Municipalities with 10% or more governmentally assisted housing units, deed restricted housing units, and CHFA/FmHA mortgaged units are exempt from the statutes concerning affordable housing. Scotland has no governmentally assisted housing units, no deed restricted housing units, and 28 CHFA/FmHA mortgaged units. These represent 4.85% of Scotland's housing units.

	# Housing Sales 2000 *	Median Sales Price 2000 *	Median Household Income ** 2000
Canterbury	60	\$106,700	\$56,848
Chaplin	30	\$98,200	\$62,083
Franklin	25	\$126,250	\$55,547
Hampton	26	\$119,500	\$54,464
Scotland	23	\$120,000	\$51,602
Sprague	21	\$85,000	\$43,125
Windham	252	\$75,000	\$35,087
STATE	56,032	\$135,500	\$53,935

* Source: 2000-2001 DECD Town Profiles

** Source: US. Census 2000 Sample Data

	Change in Housing Units 1980 - 2000	
	Single Family (%)	Multi-family (#)
Scotland	68.9%	-19
Canterbury	54.5%	23
Hampton	53.7%	-22
Chaplin	41.4%	9
Franklin	35.7%	-21
Sprague	-3.8%	130
Windham	-5.3%	903
7-town total	14.4%	1,003
STATE	11.9%	145,070

Source: U.S. Census 2000 Sample Data

Percentage of Households Paying More than 30% of Income for Housing

	Owner Occupied	Renter Occupied
Canterbury	18.0%	26.0%
Chaplin	21.9%	17.6%
Franklin	19.4%	12.3%
Hampton	20.9%	20.0%
Scotland	19.4%	5.7%
Sprague	6.6%	32.4%
Windham	19.0%	39.1%

Source: US. Census 2000 Sample Data

According to the Spring 2000 survey....

Most respondents favored houses on 2-acre or larger lots. Responses generally did not favor single family cluster or multifamily cluster housing.

Respondents perceived little need for condominiums/ townhouses, or multifamily apartments. There was little support for having zoning districts or regulations to encourage affordable housing.

Opinion was mixed on the need for elderly housing.

BUSINESS AND EMPLOYMENT

Business

As a primarily rural-residential community, Scotland has few businesses and the lowest number of non-farm jobs in the Windham Region. Because there are so few businesses, detailed economic data regarding employment and wages is confidential, however some general information is available¹.

Top Employers in 2002

1. Rossi Pallet Corporation
2. Bass Brothers Farm
3. Savino Transportation
4. Twin Hill Trucking

Source: CERC 3/03

In 2001, Services represented the largest business sector in Scotland with the highest employment. Trades had the second highest employment and Construction and Mining had the second highest number of firms. Trucking and transportation services are also prominent. Fewer than fifteen individuals reported self-employment².

Employment

Historic Employment and Wages

	<u>#Firms</u>	<u>#Jobs</u>	<u>Med. Wage</u>
1999	20	76	\$ 15,210
2000	28	162	\$ 23,817
2001	28	150	\$ 25,236

Source: CT Dept. of Labor

Scotland has a low ratio of jobs to residents and approximately 88% of Scotland workers commute to other towns for employment. Of the 752 Scotland residents who work out of town, top destinations include Windham (22%), Mansfield (11%), Norwich (8%), Manchester (4%), and Hartford (3%). Of the 147 workers who commute to Scotland from somewhere else, most are from nearby towns such as Windham (31%), Canterbury (16%), Killingly (14%), Chaplin (11%), and Hampton (8%).

Commuting travel times increased from an average of 27.1 min. in 1990 to an average of 28.5 minutes in 2000, a reflection of the national trend. Only one worker reported bicycling or walking to work in 2000, down from 15 in 1990.

Unemployment

1999	2.1%
2000	1.4%
2001	1.8%
2002	2.2%

Source: CT Dept. of Labor

Between 1990 and 2000, the number of individuals working at home increased from 20 to 41 (+105%). The number of workers who did not work at home increased from 620 to 811 (+31%).

Between 1990 and 2000, the number of workers increased from 640 to 850 (+33%). Female employment increased more quickly than male employment (Male - +27%, Female - +40%).

The unemployment rate in Scotland is less than half of the state average of 5.0 %.

¹ All uncited information on this page obtained from Census 2000 Sample Data.

² Connecticut Economic Resource Center.

Spending and Revenues

Scotland spends about \$4 million annually to provide services to taxpayers – about \$2,432 per capita. More than three-quarters of the total is spent on education.

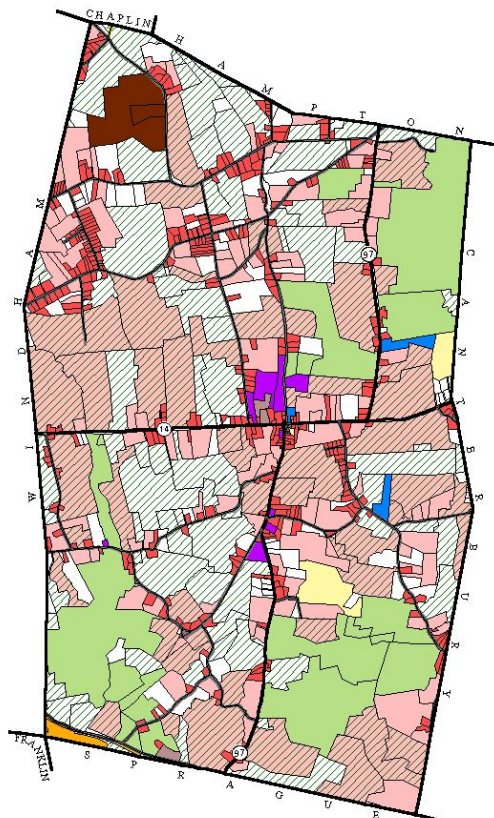
Approximately half of the total town budget comes from property tax revenues; the remaining portion comes from intergovernmental revenues (state and federal funds), with small transfers in from "other funds". While total revenues increased by about 15% over the past five years, property tax revenues increased by 29% while intergovernmental revenues increased by only 10%.

Tax Base

With over three quarters (77.5% in FY 01) of Scotland's property tax revenue coming from residential properties and only 2.1% from commercial, industrial, and public utility properties, Scotland has the highest dependence on property tax revenues among surrounding towns. Motor vehicle taxes provide 12.2% and personal property, 4.3%. The remaining 3.9% comes from taxes on undeveloped land. Approximately 17% of Scotland's land area is tax exempt.

See Map 2

- Residential < 5 ac.
- Residential > 5 ac.
- Commercial
- Public Utilities
- Vacant
- Industrial
- Historic
- Municipal
- Religious
- Open Space
- Use Value Assessment (490 & 10 mil)



Tax Base Composition

% Residential	
Scotland	77.5%
Hampton	75.8%
Canterbury	74.0%
Chaplin	67.7%
STATE	63.7%
Windham	53.8%
Sprague	52.6%
Franklin	51.2%

Municipal Fiscal Indicators 10/02, OPM, FY 01 data

Per Capita Spending

Hampton	\$2,832
Franklin	\$2,500
Scotland	\$2,432
Chaplin	\$2,291
Windham	\$2,201
Canterbury	\$2,198
Sprague	\$2,044
STATE	\$1,109

Municipal Fiscal Indicators 10/02, OPM, FY 01 data.

Per Capita Tax Levy as % of Per Capita Income

Hampton	6.6%
Franklin	6.3%
Scotland	5.8%
STATE	5.6%
Sprague	5.2%
Chaplin	4.8%
Canterbury	4.7%
Windham	4.6%

Municipal Fiscal Indicators 10/02, OPM, FY 01 data

Education Expenditures as % of Total.

Canterbury	77.5%
Sprague	76.5%
Scotland	76.4%
Chaplin	71.9%
Hampton	71.0%
Windham	65.4%
Franklin	65.3%
STATE	53.4%

Municipal Fiscal Indicators, 10/02, OPM, FY 01

NATURAL RESOURCES

See Map 3

PERMANENTLY PROTECTED OPEN SPACE

STATE OWNED

- Merrick Brook Natural Area Preserve (33 ac.)
- James T. Spignesi Wildlife Management Area (198 ac.)
- Pudding Hill Wildlife Management Area (125 ac.)
- Talbot Wildlife Management Area (564 ac.)
- Mohegan State Forest (705 ac.)

MUNICIPALLY OWNED

- Town Green (1 ac.)
- Bowers' Field (10 ac.)

PRIVATELY OWNED

- Over 700 acres of agricultural land
- Rock Spring Wildlife Refuge (434 ac.) , *The Nature Conservancy*
- Shoemaker Demonstration Forest (50 ac.) , *Wolf Den Land Trust*
- Edward Waldo Homestead (13 ac.) , *Scotland Historical Society*
- Huntington Homestead (14 ac.) , *Gov. Samuel Huntington Trust*

Scotland has abundant natural resources and a high percentage of protected land. Among the least developed towns in the state, Scotland was identified in a statewide analysis³ of natural resources as containing important agricultural and forestry focus areas. Approximately one fifth of the town is permanently protected as open space.

The most recognized natural resource in Scotland is the Merrick Brook Natural Area Preserve. Home to several state-listed threatened and special concern species, the Merrick Brook is rated as having the highest potential for wild brook trout management in eastern Connecticut. It's exceptional aquatic diversity and habitat value make the Merrick Brook Natural Area Preserve one of Scotland's highest priorities for natural resource protection.

Water Resources

See Map 4

Scotland has many miles of rivers and streams including Beaver Brook, Merrick Brook, Little River, and the Shetucket River. The town is almost entirely within the Shetucket River Regional Watershed.

The Shetucket River from the Scotland Dam to Norwich Harbor is one of only three Atlantic salmon angling and broodstock areas in the state. Altered river flows from the Scotland Dam (located just up river in Windham) may negatively impact aquatic life. The Shetucket River is a priority for natural resource protection, perhaps as a greenway. The area in the vicinity of the Merrick Brook confluence is particularly notable as a biodiversity node.

Wetlands are valuable natural resources. 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.

Much of Scotland overlies a stratified drift aquifer assumed to be capable of providing large volumes of drinking water. 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 near the Hampton Transfer Station.



View of Shetucket River

³ Connecticut Resource Protection Project, 1997.

Forest and Wildlife Resources

See Map 5

Scotland contains two significant coniferous forest blocks, one on Merrick Brook 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. Both blocks are partially protected.

Scotland also contains several large, 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.

Agricultural and Mineral Resources

See Map 6

Soils suitable for farming are abundant in Scotland and many areas are still actively farmed. Areas currently in agricultural use were identified as part of the Lands of Unique Value Survey. Soils suitable for forestry are also prevalent.

Sand and gravel deposits are found along the river and stream valleys. Utilization and extraction of these resources should be designed to minimize disruption of the natural environment.

STATE LISTED
ENDANGERED SPECIES,
THREATENED SPECIES,
AND SPECIES OF
SPECIAL CONCERN

FLORA

- Dragon's Mouth Orchid - Endangered
- Mountain Splendor – Threatened
- Purple Milkweed* - Special Concern
- Creeping Bush-Clover – Special Concern
- American Ginseng - Special Concern
- Thread foot – Special Concern
- Seaside Dock – Special Concern

* *Believed extirpated*

FAUNA

- Wood Turtle – Special Concern
- Eastern Hognose Snake – Special Concern



Mountain Splendor

HISTORIC AND CULTURAL RESOURCES

Scotland possesses a rich heritage of historic and cultural resources. Some of these resources are described below⁴.



Town Center

The largest stock of historic structures in Scotland dates from the 1750's 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. The survey recommended that the area be nominated for a National Register Historic District, but property owners ultimately voted not to proceed with this recommendation.

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.

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.



Samuel Huntington House

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.

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 the Town Green and became the meeting hall for the Shetucket Grange. Yearly fund raising events are held to help to restore this building.

⁴ Historical information obtained from *The History and Architecture of Scotland, CT from an Architectural Survey 1988-1989* prepared by Janice P. Cunningham.

HISTORIC AND CULTURAL RESOURCES (CONT.)

Scotland Burying Ground

Dating from the 1730's, 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.

Edward Waldo House

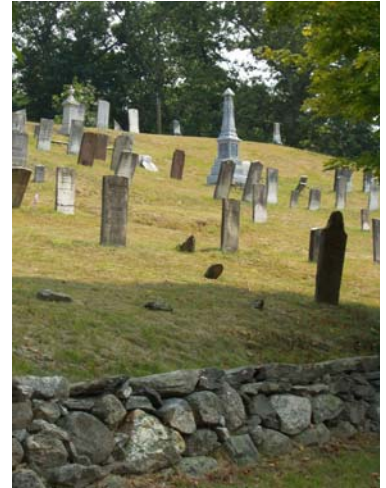
The Edward Waldo House is one of the oldest and most historically significant homes in Scotland. Located far from the Town Center on Waldo Road, this early eighteenth-century saltbox was probably the location of the first ecclesiastical society meetings. In 1975, Ruth Waldo, the last of seven generations 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 Farm Day in May, and Walking Weekend and the Scottish Highland Festival in October.

Views and Vistas

Significant views and vistas were identified as part of the Lands of Unique Value Study. Protecting these scenic resources is critical to maintaining the town's rural character.

Archeological Resources

There are several known archeological sites in Scotland including Native American sites and colonial homesteads as well as industrial mill ruins. Additionally, some areas are identified as having potential for archeological resources.



Scotland Burying Ground



Edward Waldo House

See Map 7

