

## CONSERVATION AND DEVELOPMENT POLICIES

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### GOAL A. PRESERVE/ENHANCE COMMUNITY CHARACTER

#### OBJECTIVES

1. Protect scenic resources.
2. Protect historic resources.
3. Require new development to be compatible with the look and feel of Scotland today.

### GOAL B. CAREFULLY MANAGE DEVELOPMENT

#### OBJECTIVES

1. Promote housing diversity.
2. Promote business activity that fits in with the look and feel of Scotland today to the extent that it helps to maintain and expand the tax base.
3. Promote sustainable agriculture, forestry, and related uses.

### GOAL C. PROTECT NATURAL RESOURCES

#### OBJECTIVES

1. Preserve open space.
2. Protect wildlife habitat.
3. Protect water quality and quantity.

### GOAL D. MAINTAIN/ENHANCE SERVICES AND FACILITIES

#### OBJECTIVES

1. Evaluate and address current and long-term service needs.
2. Evaluate and address current and long-term facility needs.

### GOAL E. MAINTAIN/ENHANCE EXISTING INFRASTRUCTURE

#### OBJECTIVES

1. Maintain existing infrastructure.
2. Minimize creation of new infrastructure.

### VISION STATEMENT

The future envisioned for Scotland in 2013 is that it will have the same 'look and feel' that it has in 2003.

It will achieve this by focusing on the Town's essential rural character as reflected in its history, architecture, and open space, and by striving to ensure that the growth of residential, commercial, and industrial activities are compatible.

## GOAL A. PRESERVE / ENHANCE COMMUNITY CHARACTER

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### OBJECTIVES

Preserving and enhancing community character is the most important goal for the Town of Scotland.

Respondents to the survey expressed a strong preference for preservation of rural appearance and prime farmland.

According to the survey, the four most important features of "rural character" are:

1. trees, fields, and stone walls along roads
2. peace and quiet
3. large forest blocks and wildlife
4. open and undeveloped farmlands.

#### 1. Protect scenic resources.

*See Maps 8 & 6*

##### Actions

- Create design guidelines such as those recommended in the Lands of Unique Value Study to help protect the visual quality of the gateways into Scotland's Town Center.
- Investigate a Scenic Overlay District as recommended in the Lands of Unique Value Study to protect the visual integrity of views and vistas, open fields, and other scenic or highly visible locations.
- Develop management policies for scenic resources (such as stone walls, trees, etc.) on municipal land and along municipal rights-of-way.
- Prioritize agricultural areas identified in the Lands of Unique Value Study and the Plan of Conservation and Development as part of a coordinated Open Space Plan.
- Use Open Space Plan to designate land for municipal open space tax reductions under the Public Act 490 Open Space Use Value Assessment.

#### 2. Protect historic and cultural resources.

*See Maps 8 & 7*

##### Actions

- Create a Village District in the Town Center to protect the visual integrity of the historic village.
- Adopt zoning and subdivision regulations that require applicants to identify onsite historic resources as well as historic resources that may be impacted by the proposed development. Regulations should encourage design plans that preserve and contribute to historic character.
- Investigate designation of historic buildings, sites, and districts in appropriate inventories such as the State and National Historic Registers.

#### 3. Require new development to be compatible with the look and feel of Scotland today.

##### Actions

- Revise zoning and subdivision regulations to encourage that development either blends with traditional rural structures and development patterns or uses existing topography and vegetation to create the least visible presence on the landscape.

## GOAL B. CAREFULLY MANAGE DEVELOPMENT

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### OBJECTIVES

1. Promote housing diversity.

Actions

- Amend Zoning Regulations to allow senior housing.
- Amend Zoning Regulations to allow accessory apartments.
- Remove Section 8.5 - Mobile Homes for the Elderly.

**Carefully managed development is critical to preserving the look and feel of Scotland today.**

2. Promote business activity that fits in with the look and feel of Scotland today to the extent that it helps to maintain and expand the tax base.

Actions

- Create a Village District in the Town Center that uses design guidelines such as those outlined in the Lands of Unique Value Study to ensure that any commercial/retail development fits in with the look and feel of Scotland today.
- Create a Business Design District to ensure that any non-residential development fits in with the look and feel of Scotland today. Potential locations may include the Rossi industrial area on Ziegler Road, the intersection of Rte. 97 N and Rte. 14, and north of Rte. 14 west. Working in conjunction with other commissions, the PZC will determine the most preferable location(s).
- Create an Economic Development Commission to gather information on the consequences of economic development to help advise the PZC on zoning decisions that affect economic development.
- Use the home occupation registry to identify small local business and their needs. Develop an outreach program for small business owners to encourage education and network building.
- Modify special permit regulations to prohibit siting of large-scale business and industrial uses in unsuitable zones. Special permit regulations should help ensure that development is compatible with the neighborhood.

**Growth of residential, commercial, and industrial activity should be compatible with Scotland's essential rural character.**

**Small businesses and cottage industries are important for economic development and may contribute to rural character.**

*See Maps 8 & 9*

3. Promote sustainable agriculture, forestry, and related uses.

Actions

- Create municipal land acquisition fund to allow for potential future purchase of town forest or agricultural land in accordance with an Open Space Plan.
- Encourage sales of local agricultural and forestry products as well as local and hand-made products.

## GOAL C. PROTECT NATURAL RESOURCES

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### OBJECTIVES

1. Preserve open space.

*See Maps 3& 10*

Actions

Natural resources  
increase the  
quality of life.

Protecting natural  
resources from  
human encroachment  
helps maintain  
the health of  
the environment.

- Create a Conservation Commission to help implement the objectives and actions of the Plan of Conservation and Development and to advise the PZC on planning and zoning decisions that affect natural and recreational resources.
- Create a coordinated Open Space Plan that uses the Plan of Conservation and Development, the Lands of Unique Value Study, and other natural resource data to prioritize lands for protection. Incorporate the Open Space Plan into the Plan of Conservation and Development when complete.
- Develop a system of trails and greenway corridors to connect open spaces and natural resources as part of a coordinated Open Space Plan.

2. Protect wildlife habitat.

*See Map 5*

Actions

Certain  
natural resources  
are critical to human  
health such as  
clean and  
abundant water.

- Prioritize wildlife habitat areas and corridors as part of a coordinated Open Space Plan.

3. Protect water quality and quantity.

*See Map 4*

Actions

- Prioritize watercourses and wetlands and their associated corridors as part of a coordinated Open Space Plan.
- Update zoning and wetland regulations to require the use of best management practices for site construction and stormwater treatment.
- Evaluate existing regulations to ensure protection of future water supply and surface and ground water resources.

## GOAL D. MAINTAIN / ENHANCE MUNICIPAL SERVICES & FACILITIES

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### OBJECTIVES

*See Map 11*

1. Evaluate and address current and long-term service needs.

#### Actions

- Periodically assess sufficiency of town hall operating hours and hours of town staff.
- Seek additional staff for Scotland Elementary School.

2. Evaluate and address current and long-term facility needs.

#### Actions

- Suggest that the Board of Selectman reconvene the Master Plan Committee to develop a coordinated Reuse Plan for Municipal Facilities.
- Hold all public meetings in handicapped accessible locations.

#### *Library*

- Build a new library compatible with historic character of the town.

#### *Educational Facilities*

- Explore options for expansion of Scotland Elementary School.
- Address the issues associated with the Parish Hill facilities.

#### *Town Hall*

- Any improvements to the Town Hall should maintain and enhance its historic integrity.
- Develop a space reuse plan.
- Update wiring, network, and internet capabilities.
- Provide registrars with a lockable space.

#### *Public Works*

- Retain property east of Town Garage for future expansion.
- Develop a single central location for the Town Garage.
- Provide for onsite salt/sand storage.

#### *Other Facilities*

- Explore options for future use of Grange Hall.
- Locate any new post office in the Village District.
- Improve Recreational Facilities.
- Improve safety conditions at Hampton/Scotland Transfer Station.
- Explore options for Animal Control Facility.
- Explore options for future use of old Fire House.

#### **Municipal services include:**

- **Administration such as Selectmen, Town Clerk, Assessing, Tax Collection, Voter Registration, etc.**
- **Code enforcement such as Building, Zoning, Wetlands, and Sanitation**
- **Maintenance of public infrastructure provided by Public Works**
- **Educational services provided by School District**
- **Safety and emergency services provided by the Fire Department, State Police, and Windham Hospital Ambulance and EMT's.**

#### **Municipal facilities include:**

- **Town Hall**
- **Town Garage/Public Works Department**
- **Bower's Field**
- **Public Library**
- **Grange Hall**
- **Scotland Elementary School**
- **Parish Hill High School**
- **Transfer Station**
- **Animal Control Facility and other town-owned buildings, land, and facilities.**

## GOAL E. MAINTAIN / ENHANCE EXISTING PUBLIC INFRASTRUCTURE

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*See Map 12*

**Public infrastructure  
includes:**

- town roads
- bridges
- drainage structures such as culverts, catch basins, and retention ponds
- sidewalks
- curbs and guide rails
- street lights
- public wells and water supplies
- public sewers and publicly owned community septic systems
- towers, antennae, and other communications systems
- other utilities and amenities.

### OBJECTIVES

1. Maintain existing infrastructure.

Actions

- Maintain existing roads, bridges, drainage structures, etc.
- Implement public works five-year capitol improvement plan.
- Implement best stormwater management techniques when appropriate.
- Maintain existing road footprints.
- Address pedestrian hazard on Merrick Brook Bridge in Village Center.
- Address traffic concerns on Center Street.
- Enhance pedestrian amenities in Village Center.

2. Minimize creation of new infrastructure.

Actions

- Avoid creation of large-scale public water and sewer systems and encourage on-site wells and septic systems.
- New infrastructure should implement best stormwater management techniques.
- Develop a policy for communications towers on municipal land and facilities.
- Develop a town-wide tower propagation plan.
- Further encourage flexible road design standards.

## IMPLEMENTATION PRIORITIES

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The POCD Subcommittee identified the following actions as implementation priorities. They are all equally important.

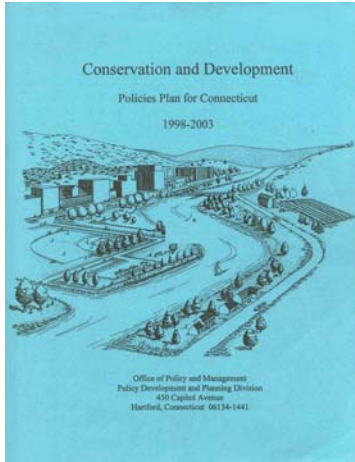
- ❖ Suggest that the Board of Selectman reconvene the Master Plan Committee to develop a coordinated Reuse Plan for Municipal Facilities.
- ❖ Use the Lands of Unique Value Study and other natural resource data to prioritize lands for protection as part of a coordinated Open Space Plan.
- ❖ Create a Village District in the Town Center that uses design guidelines such as those outlined in the Lands of Unique Value Study to ensure that any commercial/retail development fits in with the look and feel of Scotland today.
- ❖ Create a Business Design District to ensure that any non-residential development fits in with the look and feel of Scotland today. Potential locations may include the Rossi industrial area on Ziegler Road, the intersection of Rte. 97 N and Rte. 14, and north of Rte. 14 west. Working in conjunction with other commissions, the PZC will determine the most preferable location(s).
- ❖ Investigate a Scenic Overlay District as recommended in the Lands of Unique Value Study to protect the visual integrity of views and vistas, open fields, and other scenic or highly visible locations.

**These recommendations are the most important part of the Plan of Conservation and Development.**

**They are intended to help guide and focus the implementation of the plan.**

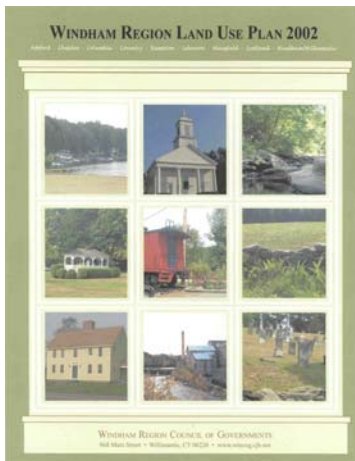
## CONSISTENCY WITH STATE, REGIONAL, AND OTHER PLANS

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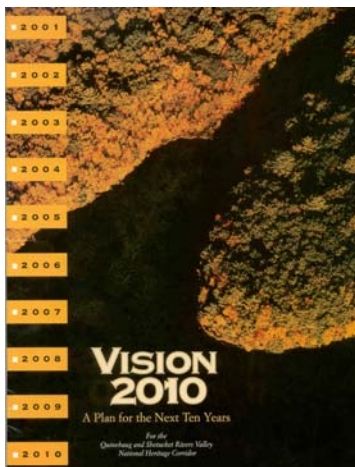
### CONSERVATION AND DEVELOPMENT POLICIES PLAN FOR CONNECTICUT 1998-2003

The Scotland Plan of Conservation and Development is largely consistent with the *Conservation and Development Policies Plan for Connecticut 1998-2003*, a statement of Connecticut's growth, resource management, and public investment policies. In the state plan, the town center is identified as a "Rural Community Center". This is consistent with the town plan's recommendation to create a Village District in the town center. In the state plan, most of the Town of Scotland is roughly designated as a conservation or preservation priority. A notable difference between the state plan and the town plan is the recommendation to create a Business Design District outside of the town center.



### WINDHAM REGION LAND USE PLAN 2002

The Scotland Plan of Conservation and Development is also largely consistent with the *Windham Region Land Use Plan 2002*, the Windham Region Council of Governments' guide for conservation and development policies and decision making. The Windham Region Council of Governments is a voluntary association of municipal governments serving Scotland and eight additional communities in eastern Connecticut. The plan outlines a regional vision for the future as well as regional conservation and development policies, issues, and priorities. It contains recommendations for implementing efficient growth and fostering community and economic development in rural and urban areas. It also contains recommendations for the prioritization, protection, and enhancement of natural, cultural, and historic resources throughout the Windham Planning Region.



### QUINEBAUG-SHETUCKET HERITAGE CORRIDOR VISION 2010: A TEN YEAR PLAN

In 2001, the Scotland Board of Selectmen signed a Community Compact with the Quinebaug-Shetucket National Heritage Corridor, a special type of national park encompassing 35 towns in Connecticut and Massachusetts. The compact outlines the town's acceptance of the goals and objectives of *Vision 2010: A Ten Year Plan* for the Heritage Corridor and recognizes a commitment to balance conservation and growth by protecting and enhancing nationally significant resources, sustaining and connecting diverse habitats and rural landscapes, and ensuring the long-term social, economic, and environmental health and vitality of communities in the Heritage Corridor.

# **APPENDIX A**

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## APPENDIX B



### Community Compact

#### Quinebaug and Shetucket Rivers Valley National Heritage Corridor Community Compact

*We recognize that:*

1. The Quinebaug and Shetucket Rivers Valley National Heritage Corridor is designated by the Congress of the United States as a region of nationally significant natural, historical, cultural and scenic resources.
2. The National Heritage Corridor is called the “Last Green Valley” because it is the last large tract of predominately undeveloped land in the coastal sprawl that has consumed the east Coast between Boston and Washington, D.C.
2. The conservation of the historical, natural, scenic and cultural resources of the Quinebaug and Shetucket Rivers watershed is vital to the protection of these waterways, their tributaries, the surrounding habitats and the character of our communities.
3. The watershed is shared by 35 communities in northeast Connecticut and south central Massachusetts.
4. The ecological health and “quality of place” of the National Heritage Corridor is inextricably linked to the economic and social health of these communities and the quality of life of their residents.

*Furthermore, we understand that:*

1. Cooperative land use planning in and between our towns is a key determinant of the health of all of the National Heritage Corridor’s resources.
2. The conservation and enhancement of our significant shared resources is consistent with our town goals of promoting a healthy community, preserving rural character, and fostering sustainable economic growth.

*Therefore, \_\_\_\_\_, one of the 35 towns of the Quinebaug and Shetucket Rivers Valley National Heritage Corridor, enters into this voluntary Community Compact that (1) acknowledges our acceptance of the goals and objectives of *Vision 2010: A Ten Year Plan* for the National Heritage Corridor and (2) recognizes our commitment to balance conservation and growth by:*

1. Protecting and enhancing the nationally significant resources of the National Heritage Corridor.
2. Sustaining and connecting diverse habitats and rural landscapes throughout the National Heritage Corridor.
3. Ensuring the long-term social, economic, and environmental health and vitality of the communities of the National Heritage Corridor.

Approved by vote of the Board of Selectmen or Town Council this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

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First Selectman or Chairman of the Town Council

## APPENDIX C

### Survey of Scotland Residents

Spring 2000

### Summary of Findings

A survey was conducted in 2000 to elicit opinions from Scotland residents on land use and development in the town. Ninety-six (96) surveys were returned, representing 8.9% of the town's population over the age of 20.

Almost 30% of the responses came from individuals who had lived in Scotland for 11 - 20 years. Approximately 20% came from those living in town for 5 - 10 years. The other 50% was evenly split between relative newcomers (less than 5 years) and long-timers (over 20 years).

(the numbers below refer to the survey question number)

3. Respondents generally have a positive view of changes in town over the past 10 years. The only change receiving an average score of less than 5 (on a 1 - 10 scale) was the widening of Route 14. The Chili Challenge, the Highland Herald, and the Parks and Rec. Dept. were among the "other" positive changes noted.
4. In considering what they would like to see over the next ten years, respondents expressed a strong preference for preservation of rural appearance of the town and preservation of prime farmland. Consistent with this was the expressed preference for expanded but still "invisible" home occupations, acquisition of open space not associated with developments, consideration of applying village district protection to Village Business area, and residential lots larger than 2 acres.

Respondents were still positive, but less enthusiastic about "expanded mixed uses of land for businesses within reason and by special permit", and gave very mixed responses (averaging out to a neutral score of 5) to expanding the village business area and identifying areas outside the village business area for new service businesses or for light industry.

Responses were generally negative toward small neighborhood cluster development with open space preservation, and residential lots small than 2 acres.

5. The four most important features of "rural character", according to the survey, were
  - trees, fields, stone walls along the roads
  - peace and quiet
  - large forest blocks and wildlife
  - open or undeveloped farm lands
6. Respondents were overwhelmingly against having a small strip mall/ convenience stores or a supermarket in the Town. There was no consensus on the need for a gas station, feed/agricultural supplies/ or restaurant.
7. When asked what kinds of light industrial and commercial businesses could be located somewhere in Scotland, only home occupations with little visual/traffic impact received a generally positive response (average 7.4; median 8.0). Responses to warehousing facilities, home occupations regardless of impact to neighborhood, and demolition/recycling were clearly negative. Responses to light assembly, small manufacturing, and intensive agriculture/agribusiness were mixed.
8. When asked about residential patterns, respondents favored houses on 2-acre (or larger) frontage or rear lots. Responses were negative for "single family cluster homes and surrounding open/forested space" and multifamily cluster housing.
9. All scenic, historic features listed received high scores for the value of their protection.
10. Respondents indicated that Scotland has little need for condominiums/town houses, and little need for multifamily apartments. There was little support for having zoning districts/ regulations to encourage affordable housing. Opinion was mixed on the need for elderly housing.
11. All measures that would foster natural resource protection received high scores.

## APPENDIX D

### Supplemental Survey of Scotland Residents

Fall 2002

### Summary of Findings

To solicit additional public input regarding commercial and industrial land uses in Scotland, a brief survey was included in the November issue of the Highland Herald. Thirty-one (31) surveys were returned, representing 2.9% of the town's population over the age of 20.

Comments below refer to the numbered questions on the survey.

1. Over three quarters of the respondents felt that Scotland should encourage growth in the town's commercial/industrial tax base. (Almost 50% strongly agreed with this statement).
2. Over 87% responded that commercial or industrial development, if it occurs, should fit in with the "look and feel" of Scotland today.
3. Over 64% responded that if commercial/industrial development increases, it should not be located throughout the town.
4. Over 76% responded that, if commercial/industrial development increases, it should be located only in designated areas.
5. Over 61% responded that, if it "fits in" with the look and feel of Scotland today, retail service-oriented commercial development should be located near the Town Center. (*Note: 10 respondents, or 32.3% strongly disagreed with this*).

Respondents generally did not favor locating such commercial development throughout town or in another designated area. (The median response was "1" or "strongly disagree" in each case).

6. Those who supported development in "another designated area" suggested that it should be located:
  - with access to a state road
  - where land is available
  - south of the center
  - away from the center / its own "strip"
  - in an unobtrusive site
  - anywhere it will look ok.
7. Over 62% responded that, assuming it fits in with the look and feel of Scotland today, industrial development should be located near other industrial uses. (*Note: 9 respondents, or 29%, strongly disagreed with this*).

Over 61% responded that industrial development should not be located throughout town, and over 64% did not want to see it in "another designated area"

8. Those who supported or strongly supported industrial development in "another designated area" (6 individuals, or 19%) suggested that it should be located:
  - Rossi Sawmill area
  - far away from homes
  - away from the center
  - somewhere secluded
  - Industrial Park
  - on land which has access to a state highway
  - where it will look OK

Two additional comments from respondents:

- "taxes are too high"
- "We (and most people in town) do not want any development in town, not commercial or industrial (especially industrial)"