



TOWN OF GARLAND  
P.O BOX 36  
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PLANNING BOARD  
Minutes

Tuesday, 5/24/2022

1. Call to order and quorum: 6:00 Ed Hummell, Nathan Pitts, Robert Goings, Ursula Bernier, Peter Devine, Greg Crispell (Alternate)

Guests: David Carmichael, Doreen Adams

2. Approval of minutes of 5/10/22

Motion: Robert

Second: Nathan

Vote: 5/0/0

3. Correspondence

- Karen Stone – FOAA training from MMA  
Action: This will be scheduled following a regular meeting in the future.
- Karen Stone – Legal information from MMA regarding the use of “shall” and “must”  
No action

4. Revisions to proposed subdivision ordinance:

a.) Moved to accept the changes in usage of “shall” and “must” as suggested by Ed. In his mark-up.

Motion: Robert

Second: Ursula

Vote: 5/0/0

b.) Article 7 1 D (1) Motion to change “shall” to “**must**” and add a period at the end of the sentence in (1).

Motion: Peter

Second: Ursula

Vote: 5/0/0

i.) Article 4 Farmland Motion to insert definition of Maine statute Title 30 A Chapter 187 4401 Definitions 2-B Farmland as follows:  
"Farmland" means a parcel consisting of 5 or more acres of land that is:

A. Classified as prime farmland, unique farmland or farmland of statewide or local importance by the Natural Resources Conservation Service within the United States Department of Agriculture; or

B. Used for the production of agricultural products as defined in Title 7, section 152, subsection 2."

Motion: Ed                      Second: Nathan                      Vote: 5/0/0

j.) Article 7 2 Mandatory Submissions for the Preliminary Plan: Motion to change "Five (5) copies..." to "**seven (7) copies...**"

Motion: Ursula                      Second: Peter                      Vote 5/0/0

k.) Article 8 2 Mandatory Submissions: Motion to add a submission of the Final Plan to the town of Garland as follows: "... One reproducible, stable-based transparency of the Recording Plan is to be given **for recording** to the Penobscot County Register of Deeds as well as five (5) full-sized paper copies of all the complete Final Plan sheets and any supporting documents. **In addition, one reproducible, stable-based transparency of the Recording Plan is to be given to the Town of Garland as well as five (5) full-sized paper copies of all the complete Final Plan sheets and any supporting documents.** The Final Plan must include..."

Motion: Ursula                      Second: Peter                      Vote: 5/0/0

l.) Article 11 6 (B) (2) Motion to make this section consistent with definition of farmland as follow: "...Any subdivision being planned on farmland **as defined in this ordinance** should be designed when possible in a manner that will preserve at least three quarters (3/4) of the farmland."

Motion: Ed                      Second: Robert                      Vote: 5/0/0