



TOWN OF GARLAND
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PLANNING BOARD
Minutes

Tuesday, 12/13/2022 - Garland Town Office - 6:00pm

- Call to order and quorum: 6:03 Ed Hummel, Nathan Pitts, Robert Goings, Peter Devine. Guest: David Allen

- Approval of minutes of 11/08/22

Motion: Ed

Second: Robert

Vote: 4/0/0

- Correspondence: e-mail exchanges between Lori in the town office and Garnett Robinson including an attachment of the Town of Dixmont Solar Ordinance.
- Presentation from Garnett Robinson about solar farm ordinances: Garnett was not able to attend, but sent a copy of the Town of Dixmont Solar Ordinance which was reviewed with generally positive comments. Differences between Garland and Dixmont were noted: Garland does not have a Comprehensive Plan nor a building code.

Action: Ed will review the wording of the Dixmont Solar Ordinance, and offer suggestions as to how to modify it to fit Garland's circumstances as well as usages of "shall", "must", and gender neutral pronouns.

- Further review of Shoreland Zoning Ordinance: The board reviewed Ed's suggested uses of "shall" and "must" and gender neutral "their" and voted to accept the edits as made by Ed.

Motion: Robert

Second: Nathan

Vote:4/0/0

The board reviewed the Shoreland Zoning Map, focusing on the bands of yellow and red surrounding Garland Pond and West Garland Pond. Questions were raised about why the northwest corner of Garland Pond had a block of “limited residential” and why the base of the streams on the northern edge of Garland Pond was not fully “Resource Protection”. Ed will talk with CEO Phil Stevens to get his input.

Action: Tabled

- Further Review of adjustments to Subdivision Ordinance: It was agreed to change the name of the ordinance on page 5 to match that used for the title of the ordinance: “Ordinance Governing Subdivisions in the Town of Garland”.

Motion: Robert

Second: Peter

Vote: 4/0/0

- Old business
 - Review of CEO’s request to the Select Board on improving the intent to build procedures outlined by Phil Stevens.

Action: Tabled

- Town roads / map: Lori in the town office will check with the state to see if there is a way for Garland to access our E-911 map to make corrections and additions.
- Broadband initiative: The Connect Maine broadband grant was submitted on behalf of Garland and the approximately 25 neighboring towns. Garland will be built out by Consolidated Communications, probably starting some time in 2024.
- Bridge: Nathan believes the select board continues to work on a plan to stabilize the current abutments until future monies become available. This

item will be dropped from “Old Business” as the Planning Board is no longer actively involved.

- Town office well: no new information. This item will be dropped from “Old Business” as the Planning Board is no longer actively involved.
- Penquis CAP mailings: No new information. This item will be dropped from “Old Business” as the Planning Board is no longer actively involved.
- ARPA funds committee progress: No new information.
- Maine Resilience Initiatives: No new information. This item will be dropped from “Old Business” as the Planning Board is no longer actively involved.
- New business: None
- Public Forum: None
- Adjournment: 7:14 pm

Motion: Peter

Second: Robert

Vote: 4/0/0