



**TOWN OF GARLAND**  
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**PLANNING BOARD**  
**Approved Minutes**

**Tuesday, 4/11/2023 - Garland Town Office - 6:00pm**

- Call to order and quorum 6:05 PM: Ed Hummel, Nathan Pitts, Ursula Bernier, Peter Devine, Phil Stevens (CEO)

- Approval of minutes of 3/16/23 regular meeting

Motion: Nathan

Second: Ursula

Vote: 4/0/0

- Correspondence:

Maine 131 – HP 434

Public Hearing for LD 665

Email from Greg Crispell

Maine Policy urges veto

AARP Maine Supports LD2003

MMA Legislative Bulletin re: LD 2003 (3/4/22)

- Continuation of Solar Array Ordinance discussion and review of actions taken so far. Ed asked Lori to send the most recent draft (with decommissioning piece highlighted in red to the town's lawyer for legal review and suggestions especially with regard to the decommissioning sections.

Action: None

- Old business

- Review of CEO's request to the Select Board on improving the intent to build procedures outlined by Phil Stevens. Phil reported that he referenced this request in his most recent monthly report to the selectboard and plans to contact the town's assessor to gather input.

Action: Phil to continue pursuing this

- Town roads / map: Phil reported that the state's on-line platform doesn't work for modifying road names or updating the e-911 map. He has been in communication with the company in charge of the software multiple times.

Action: Phil will continue working to get the problems fixed and coordinate with Lori about road name confusions, eventually bringing conflicts to the selectboard for resolution

- Broadband initiative: No change.
- Email list: Ursula and Lori have been communicating and are planning to mesh their data into one list. Other options for getting information out to the public were discussed and it was noted that the Planning Board Minutes do not seem to be found on the official Garland website, garlandmaine.net.

Action: Ursula and Lori will share their lists. Peter will follow-up with town office re: posting of minutes.

- New Business
  1. Tiny Houses: Correspondence related to this was reviewed. Phil reported that by definition tiny houses must be < 400 sf and a company in Houlton is currently the only State-approved manufacturer. Insuring adequate septic disposal is a potential issue of concern especially if the development does not come under the subdivision ordinance. Phil suggested the Planning Board consider developing a land use ordinance possibly including a minimum lot size, and set-backs from roads and property lines so that the town might have some controls for non-

subdivision development. Ed noted that Palmyra has a land use ordinance that also includes solar array controls.

Action: Ed will communicate with the selectboard to elicit their input.

- Public Forum: None

- Adjournment: 7:14 PM

Motion: Peter

Second: Ursula

Vote: 4/0/0