



TOWN OF GARLAND
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PLANNING BOARD
MINUTES

Tuesday, 2/15/2022

1. Call to order and quorum: 6:00 pm

Ed Hummel, Peter Devine, Robert Goings, Nathan Pitts, Ursula Bernier. Guests:
Gina Fick, David Carmichael

2. Approval of minutes of 1/11/22

Motion: Nathan Seconded: Ursula 4/0/0

3. Correspondence:

- E-mail from Ed re: solar panels (see below)
- Query from Brian _____ re: potential subdivision
- E-mail from Ursula re: Broadband and Fire Dept. Grants (see below)
- IDD#1 Break-in/Criminal Mischief Policy (dated 8/12/2020)
- Information and FAQ from Trailrunner Broadband Internet

4. Town map initiative (Peter):

- Phil Stevens reported by e-mail that the Window's 11 software is being installed on his computer, allowing him in the future to access E-911 map and data.
- Public Works Director, Dakota, obtained several DOT road maps of Garland dated December 2021, and gave one to the Planning Board. Peter compared this map with the late 1990 E-911 map. The main differences were that the DOT map included the names of more small private lanes, and the E-911 map included more un-improved roads and trails. The Planning Board reviewed both maps.

- **ACTION:** Peter will contact Dakota and verify maintenance obligations. He will also begin sketching in the missing un-improved roads and trails.

5. Special projects, especially Millet Road bridge, and including any progress on Grant Committee (Nathan, Peter, Ursula)

Millet Road Bridge: Nathan was in touch with Eric Caldwell of Maine DOT. Due to the instability of current footings, any replacement would need to be longer. Engineering and design is estimated to cost \$24,000 with possible 50%/50% split between town and DOT. Ballpark estimate of replacement is \$200,000. Since all properties can be accessed by other means, there is an option to take bridge out and not replace it.

Action: None

Grants: Ursula talked with Karen Stone. The town is hoping to utilize the Ed MacDonald Safety Enhancement Grant Program for the Turn Out Gear for the fire department. Ursula still would like to reach out to Justin and see what else the department might have on their want/need list. Her daughter is a full-time firefighter at Holden FD, and they have been very successful with grants for a lot of the things they have available at the station. She is willing to share information with us about what they were able to fund in that manner and the grants they utilized (Stephen & Tabitha King fund is a possibility).

Action: Ursula will follow up with Justin and her daughter

Climate Action Advisory Committee (Dover Foxcroft); Carole Boothrod is the chair. They meet every two weeks and are presently working toward a grant with the ME Resilience Partnership to address:

1. Community Vulnerability Assessment and
2. Extreme Temperatures Resiliency Plan. They are currently doing outreach to surrounding towns. Garland already has a backup automatic propane generator and is set up as a warming shelter.

Action: Ed will follow up with Leslie Furnow

Meals on Wheels: Peter contacted Melissa Smith from Eastern Area Agency on Aging. She reported that: yes residents of Garland could get Meals on Wheels. They would need to call the agency and we would screen them for the program. To be able to get Meals on Wheels. one would need to be 60 years or older and homebound or isolated. If they are able to drive to the store and shop, then they would not be eligible. If they are able to get to the dr. appts or church then they could maybe get them. Jill Jones from Dexter reported that people from Garland

had participated in the past. There currently are no weekly shared meals in Dexter offered due to COVID.

Action: None

Water for Municipal Building: Peter contacted Tom Todd. Water currently comes from a town maintained spring near Kenduskeag Stream. Spring has ongoing problems with reliability and bacteria. Chlorinators are presently installed. There is a question about maintenance. The Maine Rural Water Association may be interested in helping (737-4092) They have a website. Public water systems come under DHS and the Maine Drinking Water Program (287-2070). They could help identify the cost to establish a well. Tom suggested we consider 2 ½ “ test wells to start. Pursuing this might fit into Climate Action Committee Grant

Action: Peter will follow up with Tom Todd

Elderly Housing: Tom Todd reported that he and Vicky had started many years ago to do 6 to 8 units behind the store with Farmer’s Home Association Rural Development. He was confident they’d find water OK but septic was anticipated to be costly. He estimated you’d need 12-15 gpm water. Possible sites might include Oliver Hill Road below Ernest’s Stone’s, E. Stone Field, Fickett’s Fields, behind Fire Hall, Mary and Thatcher Adams’ fields. Tom suggested sales agreement with escape clause and test wells.

Action: None at present time

6. Broad band initiative, including outreach to other area towns (Ursula and Robert)

Broadband: Ursula a conversation with Lisette Carrithers, and she has added us to the distribution list for when they open up the external funding opportunities. She also referred me to the ARPA website (www.penobscot-county.net/arparesources), so we can stay on top of things as they develop.

Action: Ursula and Robert will continue pursuing this initiative

7. Solar initiative including response from Guy Marshall and possibility of joining with other area towns (Ed)

Ed had a phone conversation with Guy Marshall of Revision Energy Company concerning his proposal for outfitting the town office with solar panels to cut down on our electric bills from Versant. He had put together a plan based on the electricity use information for Garland that Karen had sent him and he went over the plan and our options with Ed.

First of all, the total cost of the set-up would come to \$100,325 and that would include 75 roof-mounted panels plus 3 inverters to change the generated DC current to AC current

needed for use within the electric grid. You can see the plan for yourself including the cost breakdown and savings over time on the Versant bill at the following site:

<https://revisionenergy.clientpoint.net/proposal/view/proposalId/637684/email/ehum50%40hotmail.com>

Just type in Ed's email address (ehum50@hotmail.com) when prompted and click on Preliminary Proposal (page 6) on the list showing up on the right side of the page.

I asked him about getting an investor to put up the installation cost so that we wouldn't have to pay anything to start and he said that his estimate of 30 kw electricity use for everything that Karen had sent him still wasn't big enough to attract an investor who would be looking at least a 50 kw usage to make it worth their investment in "green" energy to satisfy the EPA. So, if we still wanted to go ahead on our own, we'd have to somehow raise the money from grants and federal and state subsidies, etc. in order to cover the installation cost. Ed immediately told him that it wasn't very likely that it would fly if that were the case!

However, I then got the idea that since we were already looking into working together with other towns (Exeter, Corinth and Charleston) as far as a broad band plan with Premium Choice, that maybe those towns might be interested in going in with us for the solar electricity plan as well. That's because each town's electricity use would be added to ours and boost the total to well over the 50 KW minimum that investors would be expected. Guy said the higher the kw use, the more likely an investor would front the costs of the installation. As for our own installation (see picture in the plan), he could easily double the number of panels on the roof that would give us 60 kw output. So, we would just need one more town with a similar electricity use to get us to where we would need to be. If we had all four towns involved, he would just pick another prime site for the rest of the installation in one of the other towns (or even another building in Garland if a good site existed comparable to the town office building) so that all four towns would be served with the grid-tied system which would immediately reduce electricity costs for everyone and eventually eliminate them for the most part once the pay-back period (anywhere from 6-12 years depending on the size of the system) was reached.

As far as the life of the system, it's expected to last at least 40 years before noticeable degradation sets in and probably much longer based on studies of systems that have already been in operation for many decades. My own system has been in operation for 40 years since we first installed it in 1982 and there's hardly been any reduction in output! In addition, a question came up when we were discussing such a system at one of our meetings about what happens when the panels reach their useful lifespan and have to be replaced. Guy assured me that every bit of the panels are completely recyclable to make new panels and that the only toxic component is a tiny bit of lead used within the solder that connects the circuits. But that's a component of any solder and it's only accounts for 0.01% of the solder and again is completely recyclable and not a hazard within the panel while it's in operation.

Action: It was agreed that it was worth communicating with neighboring towns to see if there is interest in pursuing this as a group. Ursula will follow up with Exeter.

8. Reminder for individual review of proposed subdivision ordinance (check with Ed if a copy is needed)

9. New business: Brian _____ contacted Ed re: the potential for a subdivision he might be creating by combining parts of two adjacent properties. Ed referred him to Phil Stevens to see if, in fact, he is creating a subdivision.

10. Public comment: Mr. Carmichael expressed some concerns re: the proposed Subdivision Ordinance. He reported that the model state ordinance has new language in Article 13 changing the word "Waiver" to "Variance" and adding a section on hardship to the applicant. He also had concerns about road standards on access roads to proposed subdivisions and the timing of notifications to adjacent landowners.

Motion: It is moved that in Article 13 of the proposed Subdivision Ordinance we replace "waiver" language with the state's model "variance" language and include the hardship provisions.

Moved: Robert Seconded: Nathan Motion passed: 4/1/0

Action: Ed will send the complete amended wording of Article 13 to selectboard

11. Adjournment: 8:10

Moved: Peter Seconded: Robert 5/0/0