



TOWN OF GARLAND
108 Corinth Rd
GARLAND, MAINE 04939
TEL: 207-924-3163
FAX: 207-924-6615

PLANNING BOARD
Approved Minutes
Tuesday, 3/12/2024 - Garland Town Office - 6:00pm

- 1) Call to order and quorum: 6:03pm - Nathan Pitts, Ursula Bernier, Robert Goings, Peter Devine
Guests: Select Board - Nova Watson, Teresa Scott, Gina Fick
Lori Keefe (Admin. Assist.)

2) Public comments: None

3) Correspondence: None

4) Action item

Acceptance of minutes of the Planning Board meeting of 2/13/24 as corrected

Motion: Robert

Second: Ursula

Vote: 4/0/0

5) Discussion items

- a) Discussion of what do we think LD 1706 really requires us to do in Garland: Concern was raised as to the size of potential Accessory Dwelling Units (ADUs). It was expressed that the number of bedrooms was a key piece of information. It was clarified that adding three or more units would mean the development would fall under subdivision regulations. It was noted that while the select board may be able to make edits to the Town's Building Notification form, we cannot change the form in a big way without bringing the changes to a town meeting, although we may be able to provide information about the town's ordinances and along with information related to the state's minimum construction standards.

Motion: Table further discussion of ADUs and LD 1706 and encourage improvements to the Building Notification Form along with development of a "Welcome to Garland" packet to provide basic information about the town.

Motion: Peter

Second: Ursula

Vote: 4/0/0

- b) Discussion of the part of LD 1706 that requires us to encourage the construction of affordable housing in our town: It was felt that since we don't have zoning, this would not apply to Garland.

- c) Discussion of Accessory Dwelling Unit ordinance; See 5a) above
- d) Discussion of an RV trailer ordinance for Garland: The biggest concern with folks living in RVs is health and safety, particularly in regard to bodily waste disposal and use of heating and cooking sources that were not designed for RVs. There are presently seven situations in town involving people living in RVs or tiny homes that have involved the Code Enforcement Officer that have reached the stage of referral to the State. Clarification may also be needed as to how these RVs should be taxed. The town of Lebanon's "Tent and Recreational Vehicle Ordinance" was reviewed along with other ordinances.

Motion: Proceed with review of sample ordinances and development of an RV trailer ordinance for the Town of Garland.

Motion: Robert Second: Ursula Vote: 4/0/0

- 6) New Business: Consideration of a position of Vice Chair

Motion: That the Planning Board will elect a Vice Chair

Motion: Peter Second: Robert Vote: 4/0/0

Nomination of Ursula Bernier

Motion: Robert Second: Nathan Vote: 3/0/0 (Ursula recused)

- 7) Adjournment: 7:46

Motion: Peter Second: Ursula Vote: 4/0/0