



**TOWN OF GARLAND**  
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**PLANNING BOARD**  
**Approved Minutes**  
**Tuesday, 1/9/2024 - Garland Town Office - 6:00pm**

- 1) Call to order and quorum: 6:01, Nathan Pitts, Ursula Bernier, Peter Devine
- 2) Public comments: None
- 3) Correspondence
  - Affordable Housing Law Guidance document from MMA which was forwarded to all planning board members by Lori Keefe.
  - Email from Lori Keefe re: the select board looking for an addition to the draft solar array ordinance relating to the vendor paying for fire suppression equipment/related training for fighting fires specifically related to solar arrays.
  - Email from Lori: “I have added to the SB 1/10/24 meeting - signing the Certifications of Proposed Ordinance forms for both the Solar Array and the Mobile Vendor Ordinances. The Public Hearing for these ordinances is scheduled for February 14, 2024 at 6:00pm. This provides us time to print off copies of the Ordinances for residents to have prior to vote at Town Meeting on March 9th. For the 1/10 SB meeting, I will need final drafts of both ordinances so I can include them in the meeting minutes for final read by the SB.”
  - Email from Lori relating her research findings that there is no special fire equipment needed, and that any related fire department training is free. She also made recommendations for improving the section on residential-business SES signage.

4) Action item

Acceptance of minutes of the Planning Board meeting of 12/12/23 as amended for typo.

Motion: Peter

Second: Ursula

Vote: 3/0/0

5) Discussion items with possible action:

A) Town of Garland Mobile Vendor Ordinance: changes made at last month’s meeting were reviewed. Ursula presented a draft of the Mobile Vendor Application which was reviewed and revised.

Motion: That the Town of Garland Mobile Vendor Ordinance be accepted as amended (Mobile Vendor Permit Application added)

Motion: Peter

Second: Ursula

Vote: 3/0/0

B) Town of Garland Solar Array Ordinance focusing on payment for fire suppression equipment/related training

Motion: That the Town of Garland Solar Array Ordinance be accepted as amended (to include additions to sections on emergency plans and residential-business signage)

Motion: Nathan

Second: Peter

Vote: 3/0/0

C) Town of Garland Accessory Dwelling Unit ordinance. The MMA Guidance to Municipalities re: the Affordable Housing Law was reviewed section by section. Since Garland currently doesn't have any land use regulations we found that there was nothing for the town to do to be in compliance with the law as we understand it.

Motion: That the Planning Board halt work on an Accessory Dwelling Unit Ordinance for the time being with a recommendation to the Select Board that if the Town wants to proceed in this area the Town should consider focusing on revising the Town's Building Notification form and/or start development of a building code.

Motion: Ursula

Second: Peter

Vote: 3/0/0

7) Planning Board terms and membership: No new information. Nathan has mentioned our concern to the First Selectperson and has been recruiting potential members at the town library without success.

8) Public Hearing on ordinances: Scheduled for Wednesday, February 14, 2024 at 6:00 pm (assuming the Select Board accept the Solar Array Ordinance and Mobile Vendor Ordinance as revised).

9) New Business: None

10) Adjournment: 7:09

Motion: Peter

Second: Ursula

Vote