



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

PLANNING BOARD
Approved Minutes

Tuesday, 4/9/2024 - Garland Town Office - 6:00pm

- 1) Call to order and quorum: 6:03pm - Robert Goings, Ursula Bernier, Sue Berryhill, Nathan Pitts, Peter Devine for the Planning Board.

Regina Fick, Nova Watson for the Select Board
Lori Keefe: Administrative Assistant
Phil Stevens: Code Enforcement Officer

- 2) Public comments: The town public works crew was commended for cleaning up the maple stump at the center of town. Sue Berryhill was welcomed to the Planning Board. Robert Goings was thanked for his service on the planning board especially in regard to his efforts to bring broadband to Garland.

Move to close public comments @ 6:08pm:

Motion: Nathan Second: Robert Vote: 5/0/0

- 3) Correspondence: Email from Lori Keefe on 4/9/24 sharing her work on a proposed Recreational Vehicle and Shelter Ordinance and an Addendum to Notification to Build Ordinance to address ADUs.

- 4) Action item

Acceptance of minutes of the Planning Board meeting of 3/12/24

Motion: Robert Second: Peter Vote: 4/0/1 (Sue recused herself as she was not at the 3/12/24 meeting)

- 5) Discussion items

- A) Discussion of what the Town of Garland needs for ordinances/rules to make it possible to satisfy the requirements of LD 1706 and provide rules and oversight for what that law now permits citizens to do. In addition there will be discussion of what we need for rules governing the use of RV trailers, tent trailers, tents and any other types of temporary shelters.

It was decided to focus first on modifications to the Building Notification Ordinance and the Intention to Build Notification Form, using as a base the paperwork presented by Lori. It was felt

that references to ADUs and solar panels etc. could be incorporated into the Intention to Build Notification Form without having to develop a new ordinance just for ADUs..

Motion: to have the CEO Phil Stevens review and adjust the proposed Intention to Build Notification Form before sharing with the Select Board and Planning Board for their review,

Motion: Robert Second: Ursula Vote: 3/2/0

Motion: to amend the Town of Garland Building Notification Ordinance as follows:

- Add section 4.2 The 'Notification of Intention to Build' form must be certified by the owner or owner's agent and the Code Enforcement Officer prior to any construction or placement of a structure.
- Add section 4.3 The completed 'Notification of Intention to Build' form must be filed at the Town Office with fee.
- Change section 5.1 to increase the fee from \$2.00 (two) to \$25.00 (twenty-five).

Motion: Peter Second: Sue Vote: 5/0/0

- B) Discussion of what is needed to create an information sheet describing what one needs to do if planning on creating a subdivision or building a home or other building, that can be posted at the town office and copies that can be handed out to anyone interested in doing any of the above.

See above

6) New Business: None

7) Adjournment: 8:03

Motion: Peter Second: Robert Vote: 5/0/0