



**TOWN OF GARLAND**  
**P.O BOX 36**  
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**PLANNING BOARD**  
**Minutes**

**Tuesday, 8/9/2022 - Garland Town Office**

1. Call to order and quorum: 6:01 pm

Ed Hummel, Ursula Bernier, Nathan Pitts, Peter Devine, Kandie Cleaves (alt.)

Guests: Phil Stevens, David Carmichael

2. Approval of minutes of 7/12/22

Motion: Ursula

Second: Nathan

Vote: 4/0/0

3. Correspondence:

- E-mail from Diane Wilson outlining her suggestions for changes to the proposed subdivision ordinance.
- E-mail from Karen Stone to Ed inviting him to the select board meeting on 8/10/22.
- E-mail from Karen Stone informing the Planning Board that the select board signed the "intent to participate" form with the Maine Highlands Broadband Coalition and verified that Robert Goings will be the town's representative.
- E-mail from David Carmichael re: proposed changes to subdivision ordinance.

4. Signing of FOAA forms that show compliance with the requirements for all planning board members and alternates.

Signed forms were completed for Peter, Ed, Nathan and Ursula. Kandie was given a form. Peter will file the completed forms in the town office.

5. Old Business:

- Maps and E-911: A clerk from the town office went to the Penobscot Registry of Deeds and copied all the information on Garland's roads found there. Phil Stevens (CEO) reported that he loaded Windows 11 on his personal computer but that the mapping software used until now by the state is no longer being supported by Microsoft. The state is reportedly looking for new mapping software.
- Broadband: Progress is at a standstill awaiting the sorting out of funding sources. \$5000.00 was suggested for town's contribution when applying for grants. Kandie to share that figure with the select board.
- Bridge: Engineer Eric Calder attended the last select board meeting and said he is still trying to group the needs of several towns together so as to meet funding threshold. He has alternate ideas as well.
- Mailings: 24 or 25 postcards have been returned. The names have been given to Lisa Murray at PENQUIS for followup.
- ARPA Funds Committee: Karen reported that committee is waiting on information on funding amounts.
- Maine Resilience Partnership and Dover Foxcroft Climate Action Advisory Committee: nothing new

6. New Business: Proposed revisions to subdivision ordinance:

- Article 4 **Subdivision** - add closing parenthesis at end of last sentence.
- Article 4 **Subdivision** Paragraph G  
Action: None – leave paragraph as is  
Motion: Peter                      Second: Nathan                      Vote:4/0/0
- Article 7, paragraph (D) (2)  
Action: None – leave paragraph as is  
Motion: Peter                      Second: Nathan                      Vote:4/0/0
- Article 7, paragraph 1 (A)  
Action: add the following at the end of the paragraph: **“During the application process, Applicant must not conduct or commence any construction or site work on the property which is the subject of the application, except for test pit holes, the results of which are required to be submitted to the Planning Board in accordance with Article 7, Paragraph 2, (C) (6) of this ordinance.”**  
Motion: Ed                      Second: Nathan                      Vote:4/0/0
- Article 8 Section 4A  
Action: add the following at the end of the last sentence: **“In addition, no work on a subdivision shall be allowed to commence until the Final Plan has been approved by the Planning Board and filed with the Registry of Deeds in Bangor.”**  
Motion: Ed                      Second: Nathan                      Vote:4/0/0
- Article 10 1 (C): near end of paragraph change “or” to “of”
- Article 4 Subdivision E  
Action: None – leave paragraph as is  
Motion: Peter                      Second: Nathan                      Vote:4/0/0
- Article 8 4 (A)  
Action: add to end of section: **“In all instances, the burden of proof is upon the person proposing the subdivision. In issuing its decision, the**

**reviewing authority shall make findings of fact establishing that the proposed subdivision does or does not meet the criteria described in subsection 5(../30-A/title30-Asec4403.html).**

Motion: Ed

Second: Ursula

Vote: 4/0/0

After Ed makes the changes listed above, he will send the proposed ordinance to Ursula to be checked for grammar and spelling and then forwarded to Karen Stone.

7. Public Forum: none

8. Adjournment: 7:40

Motion: Nathan

Second: Peter

Vote: 4/0/0