

Garland Select Board  
Meeting Minutes  
February 14, 2024, at 6:00pm  
108 Corinth Rd

1. Opening Ceremonies:
  - a. R. Fick called the meeting to order at 6:00pm
  - b. Regina Fick and John Sears attending as a quorum of the Select Board. L. Keefe and K. Wood also in attendance.
  - c. R. Fick motioned to accept the agenda as presented, seconded by J. Sears – All Aye.

2. Public Comments:

R. Fick motioned to open to public comment at 6:04pm, seconded by J. Sears – All Aye.

Attending: S. Giles, N. Pitts, K. Keefe, P. Stevens, P. Devine, Y. Burrill, S. Berryhill, R. Marquis

Public Hearing as posted for Solar Array Ordinance and to discuss campers/shelters being used as permanent residences:

After many discussions on the State mandated ADU ordinance, the planning board feels that there isn't a need for one as we don't have land use to supersede. If the owner proves the septic meets specifications for the added bedrooms, it is allowed. (90 gallons per bedroom). Discussed setting a size specification of buildings per lot.

Planning Board asked if there is another approach rather than an ordinance. The State has mandated an ordinance but hasn't provided much direction. P. Stevens says it should include an inspection of fossil fuels (wood, pellet, coal) by the fire dept., along with proper permits and inspections. The proof of acceptable septic is on the property owner. Is this a matter of enforcing the building codes already in place?

We do need to address the use of campers/rvs/tents as permanent housing. The State already has laws that speak to this issue. The State reads a person can reside in a camper/rv or other structure made for the purpose of recreational use up to 120 days in a year. They are responsible for the proper disposal of waste and need to provide the CEO with proof if asked.

We have seen an increase in campers being used as permanent dwellings and none has provided proof of proper waste disposal. It also becomes a hazard when recreational vehicles are retrofitted with unapproved heating/cooking sources. Secondly, State law reads you must either register your camper and pay excise tax or have it added at the Town Office and pay personal property tax.

Solar Array Ordinance is ready for Town Meeting. The Planning Board made the suggested edits since the last public hearing. It has been reviewed and revised by the Town Attorney. N. Pitts said the planning board is neutral on the topic, they have drafted the ordinance to protect the town.

L. Keefe to schedule a work session for the Select Board and Planning Board in March to draft an ordinance addressing campers/shelters. Phil & Lori to have a draft building permit to discuss.

R. Fick motioned to close public comment/public hearing at 6:34pm. Seconded by J. Sears – All Aye.

3. Consent Agenda:

R. Fick motioned to accept the consent agenda items (2) as presented. Seconded by J. Sears – All Aye.

4. Motions/Discussions:

a. R. Fick motioned to approve and sign the January 24, 2024, meeting minutes as read. Seconded by J. Sears – All Aye.

b. R. Fick motioned to approve and sign the 2024 Town Meeting Warrant with requested edits. Seconded by J. Sears – All Aye. R. Fick motioned to add an article to the warrant for \$1500 for Garland Days. Seconded by J. Sears – All Aye. Will move this item to end of meeting to allow L. Keefe to make the edits discussed.

c. L. Keefe will speak with Skowhegan and Bangor Savings Bank to see if they have banking proposals to increase the amount of interest earnings. Will bring back to next meeting if possible.

d. R. Fick motioned to reimburse L. Dumont for postage from the Garland Days Reserve account. Seconded by J. Sears – All Aye.

e. L. Keefe presented Seacoast Security's proposal to fix the monitoring issue without using a landline with a cost comparison of purchasing the communicator vs reinstalling a landline. R. Fick motioned to accept the proposal for the purchase/install and monitoring of the communicator. Seconded by J. Sears – All Aye.

f. L. Keefe to email B. Bussiere to set up an informational session for the Connectivity Grant with the Select Board, best hours are 11-2.

g. L. Keefe to ask for more information from the Masonic Charitable Foundation and to bring back to the Select Board.

h. R. Fick motioned to approve payment of \$863.90 billed for materials and installation of the front door, from the Community Building Reserve Account. Seconded by J. Sears – All Aye.

i. R. Fick motioned to approve and sign the 2023 Audit draft & representation letter for Maine Municipal Audit Services, PA. Seconded by J. Sears – All Aye.

j. R. Fick motioned to approve the Treasurer to enter the 2023 Audit Adjustments as presented by Maine Municipal Audit Services, PA. Seconded by J. Sears – All Aye.

5. Updates:

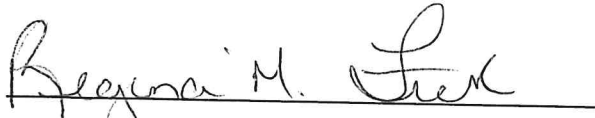
Reviewed updates as presented.

R. Fick discussed whether FEMA funds were available to repair/rebuild the Upper Garland road which was damaged during the December storm accommodating detoured traffic. K. Wood said

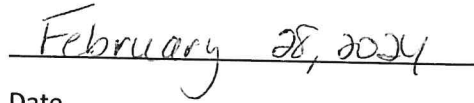
he was on that road for 2 days adding rock to stabilize so cars could get through and states it will need quite a bit of work after mud season.

6. R. Fick motioned to adjourn the Select Board meeting at 8:40pm. Seconded by J. Sears – All Aye.

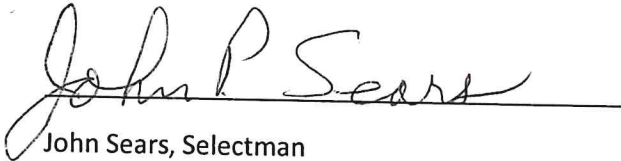
Respectfully submitted,



Regina Fick, Select Board Chair

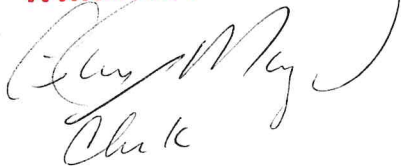


Date



John Sears, Selectman

**A TRUE COPY**

  
Chuck

