

PROSPECT PLANNING BOARD

PROSPECT COMMUNITY CENTER

THURSDAY, APRIL 24, 2025

4:5 PM

PRESENT: ALFRED REYNOLDS, KATHLEEN JENKINS, LOIS GIANNI, BECKY AMES

NOT PRESENT: ARLINE LAMARCHE, HENRI GIGNOUX

GUESTS: TOM FOWLER, RICHARD DYER, MARY DYER

READING AND APPROVAL OF MINUTES OF REGULAR MEETING OF APRIL 10, 2025:

Minutes from previous meeting were sent to all members. Ames made a motion to accept as printed. Seconded by Gianni. All approved.

COMMUNICATION: None

OLD BUSINESS:

Project Solar One requested an additional 6 month extension To there previously approved project. This would be their Second extension, the first issued 10/26/24 expiring 4/24/25. Motion made by Reynolds to extent , Seconded by Gianni.

Approved. Second and final extension will extent through
10/24/2025

PRESENTATION

Tom Fowler, Civil Engineer for the Dyer project: Prospect Shores, gave a presentation of the requested information and changes the board had requested. The Hydrogeologic Evaluation has been performed and it concluded that they do not anticipate that the purposed development will create any adverse hydrogeologic impacts to the sight or its surrounding area. The redesign of the Turnaround and the Shoreland Zone impact was discussed. A new map was displayed showing the newly configured entry and turnaround. There is a decrease of 17% of disturbed area, 39% decrease of freshwater wetland impact and 68% decrease in wetland of special significance. It has been determined that there is no reasonable alternative route or location to access the lot for development without impacting a small portion of the Shoreland Zone. The new design turns out of the Shoreland Zone as quickly as possible while maintaining the 25' cemetery setback.

Copies of all information has been forwarded to all board members.

It was stated that the DEP Tier 1 permit has been received 4/18/2025 and the Army Corp of Engineer Wetland Impact Permit is pending.

A public hearing for the project has been set for 5/8/2025 at 4:30 PM. The Town Attorney will be present.

NEW BUSINESS:

None

MOTION TO ADJOURN MEETING:

Jenkins made a motion for adjournment. Meeting adjourned at 5:15 pm.

The next regular meeting of the Planning Board will be held on Thursday May 8, 2025 at 4:15 pm at the Prospect Community Center.