

PROSPECT PLANNING BOARD
PROSPECT COMMUNITY CENTER

THURSDAY, AUGUST 14, 2025

4:15 PM

PRESENT: KATHLEEN JENKINS, LOIS GIANNI, LAURIE JONES, BECKY AMES, HENRI GIGNOUX

ABSENT: SANDY REYNOLDS, ARLINE LAMARCHE

Jenkins called the meeting to order at 4:15 pm.

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR JULY 24, 2025:

Minutes from the meeting were sent to all members. Gianni made a motion to accept the minutes of July 24, 2025, Jones seconded the motion. All others approved the motion.

COMMUNICATION:

- Discussion about inquiry from individual interested in purchasing Lot 15-1. The Shoreland Zone Ordinance applies to this lot, and the individual will be directed to it, the Table of Uses, and Special Exceptions in the SZO.
- Jenkins attended and reported on the last Select Board meeting. The existing 40' and suggested 25' setbacks were discussed at that meeting. Gignoux noted that the Comprehensive Plan indicates that overwhelmingly, the residents of Prospect expressed that they wanted to maintain the rural character of the town. A 40' setback appears to best implement the residents' expressed desires for the town as captured in the Comprehensive Plan.
- The aquifer maps were discussed, and Jenkins will ask for 3x4 maps of the aquifer from the state hydrogeologist Mary Szatkowski, and that the state hydrogeologists, Mary Szatkowski and John Hopeck, help develop the narrative about the aquifer's location and the area of impact on the aquifer.

- A public hearing will be held on August 20, 2025, for the residents to give input on the prospective solar ordinance. Planning Board members are encouraged to attend the meeting and listen to residents' thoughts and suggestions.

NEW BUSINESS:

- None.

OLD BUSINESS:

- Commercial Solar Array Ordinance: The solar ordinances from other towns that were forwarded by town attorney Kristen Collins were reviewed and discussed. The solar ordinance from the town of Mechanic Falls was reviewed and discussed in detail. The battery storage issue was discussed, and it was determined that a solar ordinance only will be developed and proposed by the Planning Board. The solar ordinance from the town of Sangerville was determined to be a comprehensive example to serve as a template for a solar ordinance in Prospect, pending residents' input and suggestions.

ANNOUNCEMENTS:

- None.

MOTION TO ADJOURN MEETING:

The meeting was adjourned at 5:50 pm.

Next regular meeting of the Planning Board will be held on Thursday, August 28, 2025 at 4:15 pm at the Prospect Community Center.