

**PROSPECT PLANNING BOARD**  
**PROSPECT COMMUNITY CENTER**

**THURSDAY, DECEMBER 11, 2025**

**4:15 PM**

**PRESENT: KATHLEEN JENKINS, LAURIE JONES, BECKY AMES, SANDY REYNOLDS, HENRI GIGNOUX, ARLINE LAMARCHE**

**ABSENT: LOIS GIANNI**

**IN ATTENDANCE: PHILLIP ROBERTO**

**Jenkins called the meeting to order at 4:10 pm.**

**READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR NOVEMBER 13, 2025:**

Minutes from the meeting were sent to all members. Gignoux made a motion to accept the minutes of November 13, 2025, Jenkins seconded the motion. All others approved the motion.

**COMMUNICATION:**

**Matthew McDaniel Lot 15-1:**

- Jenkins said it sounded like McDaniel was giving up on Lot 15-1. He was having difficulty getting a survey and concerned about septic and actual lot size. The tax map says it is 4 acres.

**NEW BUSINESS:**

**Update with Town Attorney / Set Goals for 2026:**

- Jenkins texted Collins, the Town Attorney about her ideas for goals for the Planning Board for 2026. Collins suggested the Board get familiar with LD1829.
- *Maine LD 1829 aims to facilitate the construction of affordable housing by amending municipal land use laws and reducing regulatory barriers.*
- *Purpose of LD 1829*

- *LD 1829, introduced by Speaker Ryan D. Fecteau, is designed to address the critical housing shortage in Maine by making it easier to build new housing units. The bill focuses on several key areas to streamline the construction process and enhance housing availability for Maine families and workers.*

This law is more consequential for Towns with Zoning. Prospect does have growth areas. Jenkins said she would share with the Board.

### **OLD BUSINESS:**

#### **Review Edits to Prospect Solar Ordinance by Attorney Kristen Collins:**

- Collins sent her comments via PDF to Jones. The Board reviewed the document with the suggested changes. 4. Design and Construction (d. grade to highest point – re-grading need to clarify with Attorney). 6. (d. No fuel, battery storage or other hazardous material shall be stored or buried on site – Insert language from the State (According to all Federal, State, Local Safety Standards – run by the Attorney).
- Batteries could ultimately be a “future” problem
- Conditional Use Permit Application Requirements – (g. Environmental Site Assessment – Why wouldn’t we have an assessment, property not a project – run by Attorney).
- Delete 11 p.
- Decommissioning and Performance Bond – (12c. – start In the event CSES is not erected...etc., consult Attorney on language in this section).

#### **Forward Completed Draft of Solar Ordinance to the Municipal Officers:**

- Jones has noted a few other items for Attorney review. Once we hear back from the Attorney, a revised copy will be presented to the Municipal Officers for their review. Jones and Jenkins will review and make a final edit before sending to the Municipal Officers.

#### **Set a Date for the Public Hearing:**

- Jenkins will connect with the Municipal Officers to see if we can schedule a Public Hearing for Thursday, January 8, 2026 and also have the Attorney present via Zoom.

**OTHER:**

- A question was asked where are we at with the setback changes to the MLSO? Jenkins said we were waiting on the Municipal Officers.
- **There will be no Planning Board meeting on Thursday, December 25, 2025. That is the Christmas holiday.**

**MOTION TO ADJOURN MEETING:**

The meeting was adjourned at 5:35 pm.

Next regular meeting of the Planning Board will be held on Thursday, January 8, 2025 at 4:15 pm at the Prospect Community Center. There will be a Public Hearing on the Proposed Solar Ordinance at 5:00 pm.