

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

**THURSDAY, FEBRUARY 27, 2025**

**4:15 PM**

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

**BY PHONE: LOIS GIANNI**

**GUESTS: RICHARD DYER, MARY DYER, SHAWN HAMILTON**

**Jenkins called the meeting to order at 4:17 pm.**

**READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR JANUARY 23, 2025:**

Minutes from the meeting were sent to all members. Jones made a motion to accept the minutes as read. Gignoux seconded the motion. All others approved.

**1. COMMUNICATION:**

**a. Receipt of new SZO map from DEP:**

Jenkins acquired an updated Shoreland Zoning map from the DEP. The map is laminated and is at the Prospect Town office.

**2. OLD BUSINESS:**

**a. Prospect Shores Project Site Plan Review Checklist:**

The Site Plan Review Checklist was reviewed in more detail. Shawn explained what signage would like for the project. It will be 4' x 3' and 2' off the ground and have a solar light on it. This information completes what was missing from the first review of the checklist so the Planning Board will accept the Prospect Shores Project application as complete. Jenkins presented Shawn with a signed copy of the completed checklist. He will get a copy to the Dyers and she will get a copy to the Town office.

Gignoux had a question on a deed concerning access for one of the landowners. That was addressed on page 235, paragraph 3.

There is still the issue of a variance in the Shoreland Zone area due to the road going into the property.

There was a discussion around adequate water for the project. Shawn had talked with several well drillers and he also checked with the State. The expected wastewater usage is 1,600 gallons per day. Gignoux thought it seemed low for a 10 unit apartment building. He said they may need to consider a storage tank in the Maintenance building. Shawn explained where the well and septic were to be located on the map.

There was a discussion on radon. (Put detection in place)

Gignoux mentioned there are a lot of power outages and that they would need to consider some type of back up. Dyer mentioned they would have solar for back up as well.

There will be no fire suppression system installed.

Rent will include utilities but internet & phone would be the responsibility of the renter.

The heating system will consist of heat pumps and a solar array on the roof facing south. Dyer said they want the project to be as efficient as possible that is why they went with **G-OLOGIC**.

Dyer was hoping they might be eligible for some infrastructure money to assist with the upgrade of the road leading into the project. He knows they are responsible for upgrading the road and is hoping at some point for the Town to take care of maintenance.

There will be some type Maintenance maybe a Property Manager or they will hire someone to shovel snow, etc.

The CEO is required by the State to review the plans to see if they are in compliance with the Ordinances. The project will be approved on the condition that they meet all requirements and have the necessary permits as well.

Again, if there are any variances, changes or exceptions to the Project we need to give reasons why, how things will be done and ultimately being granted approval for such changes. If permits are not in hand but have been applied for, the project may be approved on conditions of getting permits, changes, etc.

~~2/13/25~~ – moved to **2/27/25** (due to snow storm) - continue review of project with Site Plan and Subdivision Ordinances – at this time if the Board has received the signage information from the property owners, it can review and deem the project complete

~~2/27/25~~ – moved to **3/13/25** (due to snow storm) - cross reference Shoreland Zoning Ordinance and Subdivision Ordinance and check any density issues.

~~3/13/25~~ – moved to **3/27/25** – (due to snow storm) - possible Public Hearing and possible vote to approve project

### **3. NEW BUSINESS:**

#### **a. Section 16C(1) Question on written application (Remond) :**

In Section 16C(1) it mentions “submit a written application, including a scaled site plan, on a form provided by the Municipality, to the appropriate official as indicated in Section 14”.

Remond would like to know what these applications look like and where these applications are located. The Town Clerk can't locate these applications in hard copy or on her computer.

#### **b. Prepare for March 1, 2025 Special Meeting at 9:00 am at the Prospect Fire Station:**

Jones will address any questions concerning the updated Subdivision Ordinance. Jenkins will prepare some comments for the Building Code Ordinance and address MUBEC.

#### **c. MUBEC Update (Laurie):**

The MUBEC (Maine Uniform Building & Energy Code) is located in the Building Code Ordinance. There was a question concerning some language around having (2) CEO's present for enforcement. MUBEC has to be a part of the Ordinance, but because Prospect has less than 4,000 for a population, the inspection piece does not have to be enforced. Jenkins stated that without this language it could possibly open the Town up to liability.

### **4. OTHER BUSINESS:**

N/A

### **5. MOTION TO ADJOURN MEETING:**

Jenkins made a motion for adjournment. All approved. The meeting was adjourned at 6:00 pm.

Next regular meeting of the Planning Board will be held on Thursday, March 13, 2025 at 4:15 pm at the Prospect Community Center.