

PROSPECT PLANNING BOARD
PROSPECT COMMUNITY CENTER

THURSDAY, JANUARY 22, 2026

4:15 PM

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

ZOOM: LOIS GIANNI

Jenkins called the meeting to order at 4:18 pm.

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR JANUARY 08, 2026:

Minutes from the meeting were sent to all members. Gignoux made a motion to accept the minutes of January 8, 2026, Gianni seconded the motion. All others approved the motion.

COMMUNICATION:

Update on Quarry off Hawes Bridge Road – Pike Industries:

- Municipal Officer Brandy Bridges said she heard that there was blasting and transportation of stone from the Quarry. Justin Zdunczyk of Pike Industries (603-393-1158) attended the Planning Board meeting and gave us an update on what was going on at the Quarry. Pike Industries has signed a lease, for about 2 months, for Sargent to load dump trucks with stone. Zdunczyk said that Sargent is operating by the same DEP rules. Sargent did blast once, but the excavator operator at the Quarry said there is more than enough stone on the ground for the job they need stone for. The project is for the building of a jetty at Mack Point in Searsport.
- Pike Industries is not operating full time out of the Quarry. They were inspected by DEP and completed some drainage corrections at the property.
- A Mining Ordinance was enacted by the Town of Prospect on 3/30/2019. Zdunczyk said that he remembers attended a meeting on this Ordinance back in 2019 and he said that Pike Industries had a DEP permit before this Ordinance was enacted.

- Jenkins mentioned it was technically the CEO'S responsibility to follow up with Pike. Zdunczyk said the last time Pike was fully operational at the quarry was in 2014 and operated a little here and there since then. He said they abide by DEP rules.
- It was suggested that the Planning Board look at adding a section to the Mining Ordinance about leasing. It should be made clear who is responsible for any violations. Zdunczyk said that Pike Industries is the one responsible for anyone leasing the property. He suggested that Pike should let the Town know, as a courtesy, before they or anyone does anything on the property. He said he would let the Town know before any future blasting occurs. It appears it is common to have someone lease a property.

Community Club / Maine Community Foundation Grant Application:

- Jenkins mentioned she went over a grant with members of the Community Club. The group is trying to bring the building and it's goals into the future, focusing on children, the elderly and the community.

OLD BUSINESS:

Public Hearing Comments – Commercial Solar Energy System Ordinance:

- The Town Attorney, who was on Zoom at the Public Hearing, has put notes in the chat section of the Draft Ordinance for the Planning Board to review.
- *Sections II & V – add last part of V to II"except that it shall not control over more restrictive state-mandated provisions of the Shoreland Zoning Ordinance".*
- *Add language after wooded buffer section on page 4.*
- *On page 5 – add section A & B on native pollination - #5 Maintenance: (A) The CSES.....etc. also B Vegetation: Native pollinator, friendly vegetation shall be maintained within the CSES. Use of pesticides.....etc."*
- *IV on Page 2 add....."Appeals from decisions rendered.....etc."*
- When changes are completed to the draft document, send to Municipal Officers for review and suggest they send to the Town Attorney for review and when completed, the Town Clerk could make copies.

Review Mining Ordinance:

- Next meeting.

Discuss and Set Goals for Planning Board 2026:

- Jenkins will check with MMA on any rules for Planning Boards to assist the Planning Board with a job description.

NEW BUSINESS:

Discuss and Write Job Description for the Planning Board (refer to Comprehensive Plan, ask Shoults to post on Town Website):

- Goals include: Mining Ordinance, Short Term Rentals, Land Use Ordinance (should we start to review certain sections (growth areas), (high density), (share table of contents), (what is advisable to have a mobile home, etc.), Job Description

OTHER:

- Remind the Municipal Officers that there will most likely be an amendment to the Mining Ordinance and that we already have amendments to the Minimum Lot Size Ordinance, as well as the Solar Ordinance which will be ready as well for the Town to vote on.
- A reminder to be careful what we say to people looking at property in Prospect. We should limit our pre-application advice.

MOTION TO ADJOURN MEETING:

The meeting was adjourned at 5:38 pm.

Next regular meeting of the Planning Board will be held on Thursday, February 12, 2026 at 4:15 pm at the Prospect Community Center.