

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

**THURSDAY, JULY 10, 2025**

**4:15 PM**

**PRESENT: KATHLEEN JENKINS, LOIS GIANNI, ALFRED REYNOLDS, LAURIE JONES, BECKY AMES, ARLINE LAMARCHE**

**ABSENT: HENRI GIGNOUX**

**OTHERS: PRESENT: PETER SHOULTS**

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

**READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR JUNE 26, 2025:**

Minutes from the meeting were sent to all members. Jones made a motion to accept the minutes of June 26, 2025, Gianni seconded the motion. All others approved the motion.

**COMMUNICATION:**

- A resident on 37 Shore Road said that CMP had inquired about his telephone pole that he put in. It was recommended that he contact the Town's CEO.
- Shoults said that the Municipal Officers had some questions on the Minimum Lot Size Ordinance and the Land Use Ordinance. Section IV (B) - The Right of Way – does it have to have a certain setback? It says 40 feet but can it be 25 feet? The concerns are irregular shaped lots. Property lines and Right of Ways are two different things. We do not determine the width of the right of way – 40 feet from the edge of the road – 25 feet from property line.
- Section VIII #4 (B) – The Municipal Officers want ***NOT*** removed so people can appeal. Just to verify, the Planning Board does waivers and not appeals. The Planning Board has the final say and not the Board of Appeals.

- Section VIII #4 (B) – change of to or. It was a typo. Any changes would need to go to a Special Town meeting.
- Mary Szatkowski emailed Jenkins some maps. Jenkins will print out and bring to the next Planning Board meeting. This info was also emailed to the Land Use Committee. Jones said that the CDC has information on Public Drinking Water.
- Jenkins is still in touch with the Town Lawyer to try to get her to send some solar ordinance information to us for review. Hopefully, we will get some information on what other towns have done so we have more information for our next meeting. It was noted that AI plants are one business that take a lot of water/energy and store it as well. An example of a business would be the Amazon plant in Caribou. Maybe the Land Use Committee could stress no AI warehouses or marijuana businesses when completing a list of businesses for the growth areas instead of the Planning Board creating yet another Ordinance. They could note it in the Table of Uses. Combining the Solar Ordinance with an Energy Storage Ordinance is still up for discussion.
- Maybe the Maine Municipal Association has some information on Solar. Jenkins will check.
- Would anyone like to check out the Shute Solar property?

**NEW BUSINESS:**

- Commercial Solar Array Ordinance

**OTHER BUSINESS:**

- N/A

**MOTION TO ADJOURN MEETING:**

Jenkins made a motion for adjournment. All approved. The meeting was adjourned at 5:25 pm.

Next regular meeting of the Planning Board will be held on Thursday, July 24, 2025 at 4:15 pm at the Prospect Community Center.