

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

**THURSDAY, JULY 24, 2025**

**4:15 PM**

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

**Jenkins called the meeting to order at 4:21 pm.**

**READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR JULY 10, 2025:**

Minutes from the meeting were sent to all members. Gianni made a motion to accept the minutes of July 10, 2025, Jones seconded the motion. Ames & Gignoux abstained from voting. All others approved the motion.

**COMMUNICATION:**

- Jenkins signed Form 1190 a Certification of Compliance with Subdivision and Shoreland Requirements for the Prospect Solar One, LLC Project. (Emery Shute). The clerk at the Town Office faxed the document to Central Maine Power Company. The original is at the Town Office and a copy with the Shute file.
- Shoults said that the Municipal Officers approved the two language changes that were recommended for the Minimum Lot Size Ordinance. Section VIII – B – remove not and change of to or. Shoults also said that the Municipal Officers and apparently some people in Town would still like to see Section IV – B changed to 25 feet vs. the current 40 feet set back from all public or private right-of-way property lines. The Planning Board doesn't see the problem with the 40 feet, waivers can be granted and there is an Appeals Board.

**NEW BUSINESS:**

- N/A

## **OLD BUSINESS:**

- Jenkins emailed some improved maps of the Aquifer in the growth areas in town to the Planning Board that Hydrogeologist Mary Szatkowski had emailed her. Jones suggested that these maps be emailed to the Land Use Committee and they will try to determine if we use the center of the road or get a survey description of areas to describe the Aquifer Protection District. There needs to be a discussion about protections beyond the Aquifer area as well. Jenkins is also hoping she can get Szatkowski to send some enlarged maps that we can laminate and have at the Town Office and to use at a Public Hearing. Jenkins said she would also contact someone to help with more language around drinking water and other parameters of the growth zone that can be used on any other protected areas.
- The Town Attorney did send Jenkins some samples of Solar Array Ordinances from other towns in Maine. They all vary in permissiveness. Also the Attorney sent a draft of an Energy Production and Storage Ordinance she has worked on for us to review. She said to keep in mind, battery energy storage systems are the new focus in renewable development. The Ordinance should be broad enough to cover these. We would like to have a workshop with the Attorney but the Planning Board needs to take the time to review the various Ordinances from other Towns. It would be helpful to develop questions and suggestions for review as well. Jenkins will email the sample draft Ordinances to the Planning Board for review and be ready to discuss at the meeting on August 14<sup>th</sup>. We could send a list of questions to the Town Attorney and try to meet at a workshop on August 28<sup>th</sup> if she is available.

## **MOTION TO ADJOURN MEETING:**

Jenkins made a motion for adjournment. All approved. The meeting was adjourned at 5:08 pm.

Next regular meeting of the Planning Board will be held on Thursday, August 14, 2025 at 4:15 pm at the Prospect Community Center.