

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

**THURSDAY, JUNE 12, 2025**

**4:15 PM**

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

**ABSENT: BECKY AMES**

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

**READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR MAY 22, 2025:**

Minutes from the meeting were sent to all members. Gignoux made a motion to accept the minutes of May 22, 2025, Reynolds seconded the motion. Jones abstained and all others approved.

**COMMUNICATION:**

- The Prospect Town office has (2) lawsuits currently regarding the truck/train accident that happened on the Muskrat Farm Road and placement of a utility pole on private property on Blanket Lane.
- It appears that the reference to “200 foot road frontage” on page 3 of the Intention to Build Notification form should be removed. This reference appeared in the updated Building Code Ordinance that was turned down by the Town. It does appear in the Shoreland Zoning Ordinance under Land Use Standards – Minimum Lot Standards. Jenkins will discuss with the Municipal Officers and the CEO.
- Jed Crook who purchased 30 acres on the Heagan Mountain Road had a question on the Intention to Build form at the top of page 3 “For All Construction, Except one-And Two-Family Dwellings”. Is this statement accurate? Should this be deleted? Would this be helpful to the CEO and the Assessor if it applies to new dwellings? Jenkins will run this by the Municipal Officers and the CEO.

## **NEW BUSINESS:**

- Jenkins contacted the Town Attorney concerning a possible proposed wholesale medicinal facility by Ryan McDougal that could be built in Prospect. From the Attorney:

\*An indoor cultivation facility being conducted by a registered caregiver can be permitted with site plan approval and state registration. But it's important to know that a caregiver is limited to up to 30 mature cannabis plants, up to 60 immature cannabis plants and unlimited seedlings, or if they choose to go by canopy, to cultivate up to 500 square feet of mature plant canopy, up to 1,000 square feet of immature plant canopy and unlimited seedlings.

- At the top of the current goals for the Planning Board is to create a Commercial Solar Array Ordinance. The Town Attorney has recommended one to Jenkins and she has also been involved in the creation of these Ordinances for other towns. The Planning Board should review some Ordinances in other municipalities.
- The Planning Board is also looking to develop an Energy Storage Ordinance (oil, natural gas, etc.), which could be possibly be combined with the present Wind Energy Facility Ordinance.

## **OTHER BUSINESS:**

- An updated Prospect Shores map needs to be signed by the Planning Board.
- Jones gave an update on the Land Use Committee. She said about (8) people showed up for the meeting and it was more “free style”, they passed out handouts, identified districts and businesses and asked those attending where they would see the different districts and who would oversee them? Most towns have a list of businesses, districts and there are some that have criteria like Hope, ME.

There are (3) districts already in the Shoreland Zone, Resource Protection, Limited Residential & Stream Protection. Some of the questions are how do we determine the growth districts in the boundaries in and around Aquifers. Is the boundary by property lines or by roads, centerline to Shoreland to Aquifer? There are higher densities in some areas and lower densities in others. What kind of growth should be in the districts, Commercial, Industrial, Residential, etc.?

Would the Land Use Committee hand this part over to the Planning Board? Jenkins said maybe the Planning Board should work on completing the (2) new Ordinances first and have them added to the Land Use Ordinance. The Planning Board has a lot to do already. It also could be a conflict of interest since the Land Use Committee is already working on the Ordinance and were charged with the task by the Municipal Officers. Jenkins felt it would be better received by the Town if the Land Use Committee continued and presented the work. The Planning Board will continue working in conjunction with the Land Use Committee.

Jenkins said if possible maybe one or two of the State Hydrogeologists who helped on the Aquifer Ordinance and the Comprehensive Plan could be contacted and assist with growth area designations on Route 1A.

- John Harris, on 37 Shore Road attended the last Planning Board meeting to see if he could possibly build a structure on his property. After reviewing the updated Shoreland Zone map, it has been determined that he is in the Resource Protection District and therefore would not be able to build. He still can have a registered mobile camper on the property registered in the Town of Prospect. He is not grandfathered. There is no building there. He is not able to get a variance. Could there be a zoning change from Resource Protection to Residential? The Town would have to agree to it.

**MOTION TO ADJOURN MEETING:**

Jenkins made a motion for adjournment. All approved. The meeting was adjourned at 5:36 pm.

Next regular meeting of the Planning Board will be held on Thursday, June 26, 2025 at 4:15 pm at the Prospect Community Center.