

PROSPECT PLANNING BOARD
PROSPECT COMMUNITY CENTER

THURSDAY, JUNE 26, 2025

4:15 PM

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

OTHERS PRESENT: PETER SHOULTS (MUNICIPAL OFFICER), MARY SZATKOWSKI (HYDROGEOLOGIST-MAINE GEOLOGICAL SURVEY)

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

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR JUNE 12, 2025:

Minutes from the meeting were sent to all members. Gignoux made a motion to accept the minutes of June 12, 2025, Reynolds seconded the motion. Ames abstained and all others approved.

COMMUNICATION:

- Jenkins discussed some references in the Intention to Build Notification form with the Municipal Officers and the CEO. 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. It was recommended to add Stream Protection District and to remove the reference to “Except 1 & 2 Family Dwellings” at the top of page 3.
- Jenkins did not hear back from the Town Attorney about combining the Wind Energy Facility Ordinance with an Energy Storage Ordinance (oil, natural gas, etc).
- Shawn Hamilton, Engineer for the Prospect Shores Project needs Jenkins to sign the Findings of Fact documentation. It has been determined that the Town Attorney is not required to sign this document.

NEW BUSINESS:

- A Hydrogeologist was present at our meeting. Jenkins explained to Mary Szatkowski the Hydrogeologist with the Maine Geological Survey that the Comprehensive Plan was the foundation for a Land Use Ordinance that is currently being developed and we have the task of defining the growth area in the Aquifer Districts.

Reynolds asked how much water does the Aquifer produce and how much is the capacity of the Aquifer.

Shoultz stated the group is trying to figure out what businesses can and cannot be based in defined areas in the Aquifer Protection District, basically due to volume and usage of water.

We also need to protect the Aquifer from any contaminants. There are a lot of gravel pits in the Aquifer area.

Is there a map that defines these areas? Jenkins noted there was an updated map in the town office; it doesn't have the specifics needed to determine the areas that should/should not be developed. Szatkowski passed out a flyer entitled "General Background on Groundwater and Surficial Deposits in Maine". The updated town map was rolled out as well.

Discussions also centered around possibly using the center of the road as a marker for growth and determine how far that growth should go into the Aquifer area.

The Hydrogeologist said there was a drinking water map available that she could send to the Board and overlays that could be seen on their website. There are drinking water standards. She will email links to the Board.

The Board would like Szatkowski's recommendations for assistance with boundaries within the Aquifer Ordinance for growth areas. It looks like there will definitely be changes to the current Aquifer Ordinance. We will need information to back our rationale when the setbacks are determined. The Board is hoping Szatkowski can get a more detailed map of the Aquifer area for us.

OTHER BUSINESS:

- Ryan McDougal who is proposing a possible wholesale marijuana medicinal facility in the town would like to attend the next Planning Board meeting. He is looking at possibly purchasing the Pack Rat business building for this purpose. Jenkins will reach out to the Town Attorney and follow up on her previous email before our next meeting.
- The creation of a Commercial Solar Array Ordinance and an Energy Storage Ordinance is on the list of goals for the Planning Board.

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, July 10, 2025 at 4:15 pm at the Prospect Community Center.