

PROSPECT PLANNING BOARD

PROSPECT COMMUNITY CLUB

THURSDAY, MARCH 12, 2026

4:15 PM

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

ABSENT: HENRI GIGNOUX

BY ZOOM: LOIS GIANNI

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

**READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR
FEBRUARY 26, 2026:**

Minutes from the meeting were sent to all members. Jones made a motion to accept the minutes of February 26, 2026, Reynolds seconded the motion. Gianni abstained from voting. All others approved the motion.

COMMUNICATION:

Planning Board:

- Peter Shoults, Select Board member, reached out to Jenkins to see if anyone from the Planning Board could attend the Select Board's meeting on Wednesday, March 18, 2026. Bridges would like the Planning Board to clarify the changes, once again, to the Minimum Lot Size Ordinance. There have already been several Public Hearings on these particular changes. Jenkins and Jones are able to attend and will ask the Select Board to put them on the agenda first.
- Jenkins emailed Bridges and the Select Board hasn't had time to review the changes to the Mining Ordinance and run it by the Attorney.
- Jenkins & Jones will do a cover page for the changes to the Mining Ordinance, the Minimum Lot Size Ordinance and have the complete Solar Ordinance available for the meeting.
- Jenkins emailed MMA about Solar and they were more generous and less restrictive than the draft Ordinance that was put together for a vote by the Town.

- It is important to remind everyone that there is a need to have Ordinances and make changes, that are voted on by the Town that are intended to protect the community and keep the Town rural as expressed in the Comprehensive Plan.

OLD BUSINESS:

Role and Responsibilities of the Planning Board:

- The Board reviewed their Roles and Responsibilities and checked the By-Laws in conjunction with developing the outline. Jones will send a copy to the Select Board and also to Shoultz to add to the website.

Town of Prospect ME Planning Board Roles & Responsibilities

The Town of Prospect Planning Board is responsible for the Town's land use vision as outlined in the Comprehensive Plan along with State planning mandates. The Planning Board develops new or updated land use ordinances at public hearing and adoption in Town meeting. The Planning Board reviews development projects for compliance with existing land use ordinances.

Planning Board Core Responsibilities:

- Comprehensive Plan implementation: Implement the Town's Comprehensive Plan to guide future growth and development.
- Land use ordinance development and management: Propose, review and recommend new ordinance(s) and amendments to existing land use ordinance(s) (site plan, subdivision, etc.) to the Town's Select Board and Town Meeting.
- Application Review: Review for compliance with local ordinances and approve or deny applications for site plans, subdivision plans, and Shoreland Zone developments.
- Meetings: Hold regular monthly meetings with an established agenda and written minutes.
- Public Participation: Hold public hearings, solicit citizen input, and maintain records of decisions and rationale for such.

- Coordination: Work with Municipal Officers, Town committees, and State agencies on planning initiatives.

NEW BUSINESS:

Public Hearing on Changes to the Mining Ordinance:

- If the Select Board and the Attorney review and approve the changes to the Mining Ordinance, hopefully a Public Hearing can be held on March 26, 2026 before the Planning Board meeting.

OTHER:

Have Shoults add 2025 to recent Planning Board minutes to the website. Lamarche will email these copies to Shoults.

MOTION TO ADJOURN MEETING:

The meeting was adjourned at 5:12 pm.

Next regular meeting of the Planning Board will be held on Thursday, March 26, 2026 at 4:15 pm at the Prospect Community Center.