

PROSPECT PLANNING BOARD
PROSPECT COMMUNITY CENTER

THURSDAY, MAY 22, 2025

4:15 PM

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

ABSENT: LAURIE JONES

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

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR MAY 8, 2025:

Minutes from the meeting were sent to all members. Gianni made a motion to accept the minutes of May 8, 2025, Ames seconded the motion. Gignoux abstained and all others approved.

COMMUNICATION:

- Ryan McDougal reached out to inquire about a possible medicinal marijuana facility in Prospect. He has not purchased property yet and would plan on growing marijuana plants in a building for the purposes of a medicinal wholesale business. He would not sell in the town of Prospect. McDougal was wondering what the regulations and restrictions were for this business in town. Jenkins will contact the Town Attorney and see if she has any recommendations on this subject.
- An inquiry came in about obtaining a liquor license for one day for an event on the Ferry Road. Prospect does not have an Ordinance that covers this type of event. It would fall back to the caterer to reach out to the State and take the responsibility in obtaining the liquor license for the event.

NEW BUSINESS:

- John Harris who owns property on 37 Shore Road attended the meeting to ask about whether he was able to either have a camper placed on his lot or if he had the option of a permanent building on the property. When he purchased the property, the septic, well & power came with the property. The lot is most likely not a full 2 acres. He had a camper

on the lot and paid taxes on the camper to the town because it was not mobile. He kept it registered in the town of Prospect. The camper was old and falling apart so he eventually moved the remains of the camper.

One of the first things that should be established is if the property is in Limited Residential or Resource Protection. He was informed that we have an updated Shoreland Zone map at the Town office and the map would be reviewed to see where the property was situated. In the meantime, he should get a copy of the Intention to Build Notification and review the form. (He was given a copy at the meeting). Other determinations would be a variance for the property, grandfathered rights, etc.

The Planning Board will have the Shoreland Zone map at the next meeting. Harris will bring a completed copy of the Intention to Build Notification form. He reiterated that he would like a structure better than a camper on the property. Jenkins said we should have some answers for him at the next meeting. Harris phone number (207-478-7726). He also wanted to know if a friend could park a camper on the property. It is a camper that is all registered in another town and it would be a drive on and drive off situation, not permanent.

- Goals for the next 6 months would include a discussion on housing in the Growth Zone and developing a Commercial Solar Array Ordinance. The Town Attorney has been involved in helping towns develop Commercial Solar Array Ordinances. She will be contacted to see if she can send us a sample Ordinance. These items will be tabled for discussion until the next Planning Board meeting.

1. OTHER BUSINESS:

- There is a new Shoreland Zone map at the Town office and Lyndsay has been asked to have it laminated.
- Shawn Hamilton one of the Engineers for the Prospect Shores project notified Jenkins that the colored map that the Planning Board signed for the project as part of completion, was not accepted and they needed to create a black and white map which he will send up for the Board's signatures.
- Jenkins mentioned that Jones said the Land Use Committee continues to work on the Land Use Ordinance and had a great turnout at their public meeting. They also have a new member on the Committee Casey Littlefield.

- There appears to be some discrepancies between Ordinances which concerns setbacks. Also interpretation of what a building is, centerline/edge of right of way, width, etc. A review of these items will take place at the next Planning Board meeting.

2. MOTION TO ADJOURN MEETING:

Jenkins made a motion for adjournment. All approved. The meeting was adjourned at 5:45 pm.

Next regular meeting of the Planning Board will be held on Thursday, June 12, 2025 at 4:15 pm at the Prospect Community Center.