

PROSPECT PLANNING BOARD
PROSPECT COMMUNITY CENTER

THURSDAY, MAY 08, 2025

4:15 PM

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

ABSENT: HENRI GIGNOUX

GUESTS: TOM FOWLER (ENGINEER), SHAWN HAMILTON (ENGINEER), RICHARD DYER & MARY DYER (LAND OWNERS), KRISTEN COLLINS (TOWN LAWYER), DIANE MAGUIRE, BRAD SEALFON & BRANDY BRIDGES (MUNICIPAL OFFICERS)

OTHER GUESTS: ELWIN BOYNTON, JOE GREENIER, FRANCIS LARRABEE, HARRY DYER, DONALD FICKETT, MERL ANNIS, STEVE LOBLEY, MARTHA BRODERICK, PETER SHOULTS

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

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR APRIL 24, 2025:

Minutes from the meeting were sent to all members. Reynolds made a motion to accept the minutes of April 24, 2025, Ames seconded the motion. Lamarche abstained and all others approved.

COMMUNICATION:

- There is a Solar Moratorium Ordinance proposed by the Municipal Officers. It is officially titled “Town of Prospect Moratorium Ordinance on Commercial Solar Arrays”. It will be presented and voted on at the upcoming town meeting on May 17, 2025.

PUBLIC HEARING:

The Planning Board meeting was adjourned at 4:30 pm. The Public Hearing on the Prospect Shores Project commenced at this time. Tom Fowler, Engineer for the project, presented all the details covering the project. It is a 10 unit building with 18 parking spaces and private utilities

which will come from an existing line on the Shore Road. The Shore Road needs improvement and the owners will be responsible for the improvements. The project has received all four (4) permits that it applied to and a Hydrogeological study has been completed and there has been no impact on existing groundwater. Fowler had maps and pointed out buildings, roads, septic, etc., to everyone at the meeting.

The Public Hearing was officially closed at 4:50 pm.

The Public portion of the Public Hearing was opened up at 4:55 pm.

Steve Lobley who lives on 47 Bowden Point Road wanted to know if it impacted either side of the stream he owns. Fowler said there would be no activity in his watershed. The project is in a different watershed.

Joe Greenier wanted to know if there would be any restrictions on the graveyard. He had relatives there. Fowler stated that the Dyers owned the cemetery, the road by the cemetery will be improved and there will still be access to the cemetery for the public. The parking area in front of the cemetery has already been graded for better parking.

Steve Lobley wanted to know if there will be Fire & Police protection. Fowler said no more than what is already provided by the Town. The building will not be sprinkled at this time.

The Planning Board meeting was re-opened at 4:58 pm to allow the Board to go through the Findings of Fact/Conclusions of Law document. Town Lawyer Kristen Collins offered two options, finalize all Findings, vote and have a decision of approval. The other option is to walk through the findings and come back to another meeting for approval. The Board opted to approve the findings after review at this meeting. There will be five members voting and one alternate present for the Planning Board.

Town lawyer Kristen Collins filled in the document Findings of Fact/Conclusions of Law on her laptop as the Board made their way carefully through all the questions.

A copy of a letter from the Road Commissioner is needed for reference and verification approving the road into the project.

There was a 10 minute break at 6:05 pm and the meeting resumed at 6:15 pm.

There was a motion made for approval for the 10-unit apartment building under Site Plan Review. There was a second and the Prospect Shores Project was approved by the Planning Board.

See attached completed Findings of Fact/Conclusions document. It was approved under the Site Plan Review Ordinance. A completed copy had already been sent to Planning Board members. Official date on the document is May 8, 2025 for approval. Chair of the Planning Board Jenkins will be authorized to sign the document pending all meeting dates are added to the document, (#7) (Lamarche/Fowler will authorize dates and add to the document) and a copy will be taken to

the Town office and mailed to the Land owners of the project. The review of the document was completed at 6:45 pm.

1. NEW BUSINESS:

N/A

2. OTHER BUSINESS:

N/A

3. MOTION TO ADJOURN MEETING:

Jenkins made a motion for adjournment. All approved. The meeting was adjourned at 6:50 pm.

Next regular meeting of the Planning Board will be held on Thursday, May 22, 2025 at 4:15 pm at the Prospect Community Center.