

PROSPECT PLANNING BOARD
PROSPECT COMMUNITY CENTER
THURSDAY, NOVEMBER 13, 2025

4:15 PM

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

GUESTS: TODD BRIDGES (interested in discussing a property for development)

IN ATTENDANCE: DAWN ROBERTO

Jenkins called the meeting to order at 4:18 pm.

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR OCTOBER 23, 2025:

Minutes from the meeting were sent to all members. Reynolds made a motion to accept the minutes of October 23, 2025, Jones seconded the motion. Gignoux abstained from voting. All others approved the motion.

COMMUNICATION:

Mary Szatkowski: Final Aquifer Map:

- A 3' x 4' map would be best for display. The cost at Staples for this size map would be between \$20.00 and \$30.00. All were in favor of moving forward with creating this map.

NEW BUSINESS:

Todd Bridges Lot 12-2:

- Todd Bridges, Verona resident who owns property in Prospect (Lot 12-2), was at the meeting to discuss development of the property. He bought the property from Joe Rego in 2021. Rego purchased the property from the Town when the owner, Leroy Leach did not pay the taxes. The property is actually on the Old County Road he said, straight drive through to the end of the road. He re-did the whole road. He originally was considering an Air B&B on the property, some campers, buildings, etc. He said

his plans changed when he started looking into the cost of power, and getting heavy equipment onto the property such as an excavator and realized how much it was going to cost. He decided to sell the lot.

Bridges stated that St. Regis bought the property in 1978, one year after the Town approved a Minimum Lot Size Ordinance, (November 3, 1977), requiring two acre lots for building. Bridges cleaned up the property and wanted to sell it as a buildable lot. He advertised and people called the Prospect Town Office to inquire about the property and were told it was not a buildable lot. (He said Leroy Leach sold the property to St. Regis in 1978. It was a 1 acre lot, a building was added and power added. (It is actually 560 square feet, just shy of an acre). He contends it was sold before the Minimum Lot Size was approved. *(Some discrepancies in dates need to be verified).*

Jenkins got some information from the Town Office records and it looks like Bridges will need to go to the Registry of Deeds to verify the sale of the property. Was the property divided before the Minimum Lot Size Ordinance was approved? When was the lot created? (Book #568 and Page #591). Jenkins will mention to the Town Clerk to advise people that call concerning the property that information is being verified by the Planning Board and the owner.

Bridges could also opt to apply for a variance if the lot was sold after 1977.

There is a question whether the road is an easement or a right of way. This would make a difference on setbacks.

OLD BUSINESS:

- The Planning Board continued review of the Morrill Solar Ordinance, revising to meet the needs of the Town of Prospect. There are (2) versions of the Ordinance, make sure everyone has the updated 2023 version from the Town of Morrill.

Started with #11 Conditional Use Permit Application Requirements - E. Personal Solar Energy Systems. The Planning Board completed the review of the Solar Ordinance at this meeting. To see updates go to the updated “revised” copy on the Google Drive. Jones updated the document as we reviewed at our meetings.

Jenkins will share the completed draft with the Municipal Officers and the Town Attorney. We also need to look into a date for a Public Hearing for review of the Ordinance and also to get a vote on the changes to the Minimum Lot Size Ordinance.

ANNOUNCEMENTS:

- **There will be no Planning Board meeting on Thursday, November 27, 2025. That is the Thanksgiving holiday.**

MOTION TO ADJOURN MEETING:

The meeting was adjourned at 5:50 pm.

Next regular meeting of the Planning Board will be held on Thursday, December 11, 2025 at 4:15 pm at the Prospect Community Center.