

PROSPECT PLANNING BOARD
PROSPECT COMMUNITY CENTER
THURSDAY, OCTOBER 23, 2025

4:15 PM

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

ABSENT: HENRI GIGNOUX

Jenkins called the meeting to order at 4:17 pm.

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR OCTOBER 9, 2025:

Minutes from the meeting were sent to all members. Jones made a motion to accept the minutes of July 24, 2025, Reynolds seconded the motion. All others approved the motion.

COMMUNICATION:

Prospect Town Meeting October 15, 2025:

- Jenkins, Jones, Gianni and Lamarche attended the last Select Board meeting on October 15, 2025. The first part of the meeting was a Public Hearing to address setbacks and answer any questions related to a Solar Ordinance that is in review process by the Planning Board. There were not a lot of people from the Town present. Jenkins spoke to what the Town Lawyer had suggested (50' and 15-20 feet are the most commonly used numbers). It was recommended that we go with the 50' setback. Existing structures would be grandfathered.
- As far as a Solar Ordinance in Town, it seems that "visual" is the issue. If there is an Ordinance you can restrict/limit acreage and buffers. We explained we were currently reviewing the town of Morrill's Solar Ordinance. Jenkins stated that if you vote down Ordinances that leaves you with nothing to fall back on for the town. It didn't appear the Town had any issues with Residential solar projects.
- Jenkins stated that the Planning Board would not go against the advice of the Attorney.

Final Aquifer Map:

- Jenkins would like to get the map laminated and kept at the Town office. The Planning Board's role in this process is complete, the map has been chosen for the Aquifer information and now it is up to the Land Use Committee to complete the documentation.

Lot Inquiry:

- John Dunkin from CT inquired about property on Bowden Point. He wanted to know if there were any restrictions on churches or horses, and referenced the shore. Jenkins mentioned the property was between the Jenkins and Gianni properties. (It's a lot of wetland). She did not offer any definitive advice, told them to submit an application per Attorney's suggestion. Fowler is selling the property, it is a "spaghetti lot".

NEW BUSINESS:

- The Prospect town website has been updated by Peter Shoults. He put a notice on for the Planning Board.

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 and will start on E. Personal Solar Energy Systems at our next meeting. To see updates go to the updated "revised" copy on the Google Drive. Jones is updating the document as we review at our meetings.

ANNOUNCEMENTS:

- None.

MOTION TO ADJOURN MEETING:

The meeting was adjourned at 5:45 pm.

Next regular meeting of the Planning Board will be held on Thursday, November 13, 2025 at 4:15 pm at the Prospect Community Center.