

PROSPECT PLANNING BOARD
PROSPECT COMMUNITY CENTER

THURSDAY, OCTOBER 09, 2025

4:15 PM

PRESENT: KATHLEEN JENKINS, LOIS GIANNI, LAURIE JONES, ARLINE LAMARCHE, ALFRED REYNOLDS, HENRI GIGNOUX

ABSENT: BECKY AMES

OTHERS: MARK SMOLK

Jenkins called the meeting to order at 4:21 pm.

**READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR
SEPTEMBER 25, 2025:**

Minutes from the meeting were sent to all members. Jones made a motion to accept the minutes as read. Gianni seconded the motion. All others approved.

COMMUNICATION:

a. Municipal Officers Meeting/Public Hearing (MLSO) – Laurie Jones:

Jones updated the Planning Board on the Municipal Officer's meeting that she attended. She said the issue of the Right of Way wasn't talked about much. There was more discussion on Solar at this meeting.

Municipal Officer Bridges explained to those in attendance the thoughts of the Attorney concerning Solar. Bridges said it is not what residents want; people want an outright ban on Solar. There was a comment from one Municipal Officer that the Attorney's comments were fear mongering. Someone in attendance at the meeting said that there are towns in Maine that ban solar. Jones checked online and could not find any outright bans on solar in Maine.

Jones has made the changes to the Minimum Lot Size Ordinance and said it was ready for a vote.

Municipal Officer Shoults wanted everyone to know the new Town website is prospectmaine.gov. The old one is www.prospectmaine.org.

The next Municipal Officers meeting is Wednesday, October 15, 2025. There will be further discussion on the Solar Ordinance at that time. Jenkins encouraged all Planning Board members

to attend. Jenkins also reiterated we need to make it clear we are not going against the Town Attorney's recommendations.

2. NEW BUSINESS:

a. Workshop CEO and Municipal Officers:

The CEO and Municipal Officers were no show at the Planning Board meeting.

b. Mark Smolk Switzer Spring Development:

Smolk attended to discuss development on his acreage on Switzer Springs that he is hoping to sub-divide. He owns (1) 60 acre lot, (2) 20 acre lots, (1) 15 acre lot and (1) 2.9 acre lot. He was hoping to get an okay to develop the property, to see if we agree with his plans and how he can make it happen.

Smolk passed out maps that he had Good Deeds Land Surveyor prepare. They have offices in Bangor and Belfast. He worked with Norris Staples and Clark Staples in the Belfast office. He said he has reviewed the Town Ordinances but needs to clarify some things in them.

He has started having trees cleared on the property for the views. He said he wants to basically split up the land in 2 acre lots and sell it for home building. He has spoken with neighbors who live near the property. They do not want people coming up their driveway but may grant a 50 foot right-of-way off of the driveway for access to the property.

The Board informed Smolk that the Subdivision Ordinance allows for "minor" subdivisions (4 lots or less) and "major" subdivisions (4 lots or more). This is a lot more work and require a civil engineer and major planning. Therefore one option would be to develop his 2.9 and 15 acre lots or to develop the bigger lots would fall under a major subdivision. He could also develop a section every 5 years that option is not considered a subdivision / private road, septic, etc. He is also thinking about putting some land in his children's names. He has a lot to think about.

3. OLD BUSINESS:

a. Continue Review of Sangerville and Morrill Solar Ordinances, Revise to meet the needs of the Town of Prospect:

Jones has provided a template on the Google Drive available to the Planning Board to view the changes to the working copy of a Solar Ordinance for the Town.

The Board continued the review of the Solar Ordinance on page 4, #6 Fencing and Safety and stopped on Page 7, #10. We will start on Page 7, #11 at the next review. See changes made on the Google Drive.

4. OTHER BUSINESS:

Jenkins reached out to a few people at Aspen concerning the Prospect Pond Solar project. She expressed the dissatisfaction of everyone on the buffer of trees. They stated they would provide a buffer and it is not doing the job. She requested they look into more vegetation. She has not heard back from anyone.

She also followed up with O'Dority about his request to place a utility storage building on the property and has not heard anything yet.

Gignoux informed the Board there would be a meeting to update folks on the Penobscot Estuary project at the Alamo Theatre on October 29, 2025 from 6p to 7p. They will update people on the situation with the mercury cleanup and what they have for grants.

5. MOTION TO ADJOURN MEETING:

Jenkins adjourned the meeting. All approved. The meeting was adjourned at 5:54 pm.

The next meeting of the Planning Board will be Thursday, October 23, 2025 at 4:15 pm at the Prospect Community Center.