

PROSPECT PLANNING BOARD

PROSPECT COMMUNITY CLUB

THURSDAY, MAY 28, 2026

4:15 PM

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

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

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR MAY 14, 2026:

Minutes from the meeting were sent to all members. Gianni made a motion to accept the minutes of May 14, 2026, Ames seconded the motion. All others approved the motion. Jones & Gignoux abstained from voting.

COMMUNICATION:

Contact PIKE:

- Justin Zdunczyk of Pike Industries was receptive to coming to the Public Hearing.

OLD BUSINESS:

Prepare for Public Hearing – Draft changes to the Mining Ordinance:

- Changes made by Gignoux to the Ordinance in red is language to be deleted. Changes made by Gignoux to the Ordinance in orange is new language.
- Changes to blasting are verbatim from the Town Attorney. To totally restrict blasting would be a taking, would subject the Town to liability. The quarry is grandfathered.
- Taking away grandfathered is a political decision. It is not a decision to be made by the Planning Board.
- If someone is leasing the quarry they have to go through the process laid out in the Mining Ordinance.
- Proceed through the Public Hearing, submit a clean copy with no color changes to the Select Board. The Select Board will decide when there will be a Town meeting for public vote.

NEW BUSINESS:

Discuss an Ordinance to Prohibit AI Data Centers per request from the Select Board:

- Ban AI Data Centers. Some towns have a ban and there was a State Moratorium but the Governor wouldn't pass the ban because the Jay mill had already received permits to start an AI process.
- Jenkins can contact the Town Attorney and see if she has been involved in writing any AI language/ordinances for other Towns. Shoults said he would ask the Select Board if they wanted to talk with the Town Attorney about this.
- We are concerned about our aquifers.
- Gignoux stated maybe getting a moratorium on AI Data Centers would give us time to work on an Ordinance and do research and get more input on Data Centers. We would need to add language to the Site Plan Review.
- Maybe have the AI Ordinance, Site Plan Review and Mining Ordinance in one Town meeting vote.

A MOTION WAS MADE BY GIGNOUX AND SECONDED BY AMES, TO ADJOURN THE REGULAR PLANNING BOARD MEETING AT 4:59 PM.

THE PUBLIC HEARING WAS OPENED TO THE PUBLIC AT 5:00 PM.

A sign-up sheet was handed out for everyone to sign.

Jenkins handed out copies of the changes to the Mining Ordinance. She stated that the changes were approved by the Town Attorney and the State Hydrologist.

Pike is grandfathered. Someone heard blasting and reported it to the Town and that is when we found out that Pike had leased to Sargent to allow them to get five truck loads from the quarry as they were working on a project at Mack Point. This was perfectly legal. They can lease to another company.

The Planning Board wanted language added so the Town/residents would be notified if someone was leasing.

Gignoux summarized the changes and the Public asked questions.

- The changes to the blasting language are stricter than the State language. (J1)
- Extending the blasting area to 2640 feet is stricter than original Ordinance and provides more protection for abutters. (J3)
- Grandfathered or not, the rules in the Ordinance and State rules must be followed.

- Why do we blast? There currently is no blasting. No permit has come our way. Blasting requires permission.
- We should not allow any new quarries? Before any new ones would be allowed, they would have to go through the process.
- There is an exemption for blasting ledge for building a home and for road construction.
- There is no granite around our aquifers. Blasting would be where there is ledge. We have an Aquifer Ordinance that has language to protect the Aquifers.
- Gamble said blasting in the past damaged some houses. This was pre-2019 before the Mining Ordinance. The affected parties would have to get together on their own and figure out how to mitigate damages.
- Diane Terry suggested we add e. to (J2) that states Notify Municipal Officers. That was an oversight. We will add to the document.
- A Town meeting for voting on the Ordinance is up to the Select Board to schedule.
- Atwood said he is withing ½ mile of the quarry. It is up to the Pit operator to notify all abutting land owners. 2640 feet is the property boundary line of the quarry.
- A resident asked if we could have meetings later than 5:00 pm.

THE PUBLIC HEARING CAME TO A CLOSE AT 5:42 PM.

OTHER:

Jenkins stated she would stay on the Planning Board another five years.

MOTION TO ADJOURN MEETING:

Next regular meeting of the Planning Board will be held on Thursday, June 11, 2026 at 4:15 pm at the Prospect Community Center.