

t PROSPECT PLANNING BOARD

PROSPECT COMMUNITY CLUB

THURSDAY, AUGUST 27, 2026

4:15 PM

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

NOT PRESENT: LOIS GIANNI

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

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR AUGUST 13, 2026:

Minutes from the meeting were sent to all members. Gignoux made a motion to accept the minutes of August 13, 2026, Jones seconded the motion. All others approved the motion.

CORRESPONDENCE:

Update from the Prospect Town office:

- Someone inquired about a 32 acre property in Prospect but only wanted to purchase 3 acres. The seller mentioned it would be sub-divided. Not sure at this point the 3 acres had been sold. Perhaps the CEO should check out the property for any potential sub-division.
- A property on route 174 had been the site of a “possible” MLSO violation, power rights, right of way, too close to highway, etc. It appears a settlement was reached at the last Select Board meeting.

OLD BUSINESS:

Discussion/Approach Time Line for AI Data Center Ordinance:

- Shoults took the town of Brunswick’s AI Moratorium template and modified it for the Town of Prospect. In an email to Jenkins on July 6, 2026, he said that it would be forwarded to the Town Attorney and if they got her blessing, they would move forward with it. It asks for 180 days with options to extend.
- It would be best to let the State take the lead as far as an AI Ordinance. It would be in our best interest to approve the AI Moratorium in the meantime. Hopefully Maine Municipal Association will come up with some helpful language on this subject. It

was also mentioned that we should really keep in mind power consumption and water consumption as well as square footage in relation to AI Data centers. At this point the AI Data Center Ordinance is on hold.

NEW BUSINESS:

How Planning Board Should Review the Land Use Ordinance – Jones:

- The Land Use Ordinance has many, many pages so it may be best to review pieces of the Ordinance over a period of time. Jones suggested the Planning Board start with the Districts and their uses. This part is ready for review.
- The Planning Board started the review. The first page is a map from the Comprehensive Plan. It was and still is a very good map.
- The Board of Appeals/not a charter/roles are in another document.
- (2) Zones – Shoreland and Rural Residential then (6) Districts – the Districts can overlap but Zones do not overlap. In Section 4 the Planning Board needs to weigh in on the Districts, maybe create a graphic with overlays.
- The Land Use committee currently is Shoults, Gignoux & Jones, but all members will be invited to review before it goes to the Town for a vote.
- There have been interpretive disagreements between the CEO and the Planning Board, these need to be defined in the Land Use Ordinance so there are no discrepancies moving forward.
- The Solar Ordinance needs to be added when approved and all existing Ordinances are repealed if Land Use is approved. There will be one Land Use Ordinance incorporating all the existing Ordinances. Someone coming into the office for information would only need a print out of the section they need.
- Definitions need review. They took a lot of time.
- Continue with the Shoreland Zone section for review at the next meeting.
- Jenkins will send an update to the Select Board.

OTHER:

Just a reminder that the Mining Ordinance is in the hands of the Select Board

There will be no Planning Board meeting Thursday, September 10, 2026. The next Planning Board meeting will be Thursday, September 24, 2026 at the Prospect Community Club at 4:15 pm.

MOTION TO ADJOURN MEETING:

The Planning Board meeting was adjourned at 5:31 pm.