PROSPECT PLANNING BOARD

PROSPECT COMMUNITY CLUB

THURSDAY, SEPTEMBER 24, 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 4:16 pm.

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR AUGUST 27, 2026:

Minutes from the meeting were sent to all members. Gignoux made a motion to accept the minutes of August 27, 2026, Jones seconded the motion. All others approved the motion.

CORRESPONDENCE:

Communication with Select Board:

- Jenkins reached out to the Select Board and they plan on attending and bringing their changes to the Mining Ordinance that we have been working on to the October 8th Planning Board meeting.
- There will be a special election for a third Select Board person on December 4th from 8a – 8p.
- There will be a special Town meeting on December 5th.

OLD BUSINESS:

Continue Review of the Land Use Ordinance:

- Jones is working on the Board of Appeals section.
- Districts can overlap but Zones cannot overlap.
- The section of Half Moon Pond that is in Prospect is in Resource Protection.
- Review the District section that notes PB/PH for definitions and whether it stays or needs to be deleted.
- For final review there needs to be a draft copy and a clean copy for the Planning Board to review.

- Make sure each definition used for more than one Ordinance in town is the same and does not vary.
- Do we want to keep notes in any of the Ordinances to let people know to check State Laws? Ex. Shoreland Zoning. *The State has changed State Laws due to the last major storm the state had (January 2024), may want to make changes later.

(No Public Hearing needed if making a clarification, only if there are substantial changes.) If it is just a clarification then we should get the Land Use Ordinance passed and make changes to this and other Ordinances when reviewing the Ordinances after the Land Use Ordinance gets passed.

- Definitions need to be removed from the "Solar" section and all definitions go at the end of the Land Use Ordinance.
- In the Aquifer Ordinance the permit requirements are not clear, need review. Tier 2 – approval by Planning Board for application – 1. Planning Board approves plan 2. CEO will provide the permit.
- ***The blasting section of the Aquifer Ordinance may need to be changed as well as the Mining Ordinance depending on what the Select Board has for changes.***
- VERY IMPORTANT THAT THE PLANNING BOARD REVIEW **ALL** THE TOWN ORDINANCES IN THE NEAR FUTURE FOR ACCURACY.
- For the Intent to Build/Building Notification – the definition of structure and dwelling should be in the definitions.
- Since the Mining Ordinance changes have not been voted on yet, any changes and possibly an additional Blasting Ordinance would have to be added to the Land Use Ordinance. There will definitely be adjustments in this area.
- When the Land Use Ordinance is ready – Public Hearing / Public Review / Town Meeting / Select Board / Public Hearing / Vote.

Review stopped about halfway through the Land Use Ordinance, page 121, Minimum Lot Size Ordinance will be the starting point for review at the Planning Board's next meeting.

NEW BUSINESS:
N/A

OTHER:

Someone asked if Dyer was doing anything on his land. He has received one extension already. He is still working on financing. The current extension is good through November 8, 2026.

October 3, 2026 is Fall pickup day.

The next Planning Board meeting is Thursday, October 8, 2026 at the Prospect Community Club at 4:15 pm.

MOTION TO ADJOURN MEETING:

The Planning Board meeting was adjourned at 5:36 pm.