PROSPECT PLANNING BOARD

PROSPECT COMMUNITY CLUB

THURSDAY, OCTOBER 8, 2026

4:15 PM

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

OTHERS: PETER SHOULTS (SELECT BOARD), BRANDY BRIDGES (SELECT BOARD), SCOTT REDMOND (CEO), SABRINA RINES (CLERK)

Jenkins called the meeting to order at 4:16 pm.

READING AND APPROVAL OF MINUTES OF REGULAR MEETING FOR SEPTEMBER 24, 2026:

Minutes from the meeting were sent to all members. Gignoux made a motion to accept the minutes of September 24, 2026, Jones seconded the motion. All others approved the motion.

CORRESPONDENCE:

Communication with Select Board:

- 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.

NEW BUSINESS:

Review of a draft copy of the Blasting Ordinance from the Select Board:

- The Select Board did not have the draft of the Blasting Ordinance complete at this time.
- Jenkins reiterated that the Planning Board had extended the distance for blasting to 2640 feet which is stricter than the original Ordinance and provides more protection for abutters. Bridges said they would cross reference the Ordinances.
- It may be wise to review the Aquifer Ordinance to check any references to blasting.
- After the Land Use Ordinance has been passed, the Planning Board will review all Ordinances for accuracy, wording, etc. Bridges said the Town Attorney said that any more restrictive Ordinance will rule over others until we complete a review. Gignoux said

there may possibly be conflicts and Bridges said the Blasting and Mining Ordinances would be more restrictive and would prevail.

- Bridges said she was working with EMDC on 3 to 4 grants that are available, for example a Flood Plain Grant which may help secure an enclosed salt shed for the Town.
- Select Board reviewing the Alna Ordinance, working on bullet points, P.H requirement, etc., and Shoults said Planning Board needs to review it before it is sent to the Town Attorney, because they would be the ones responsible for administration of the Ordinance. (The approval process). Bridges said the Town Attorney would have a sample application that the Planning Board could review for use.
- The CEO should be the one to issue any permit.
- Ordinance would refer to any new Mining activities and those who already mine.
- Jones wanted to know if the intent of the Select Board was to take out all references of Mining and put in new Blasting Ordinance? Gignoux also asked if this language addressed construction, driveways, basements, etc.? OR will blasting be referenced in the Mining Ordinance?
- Planning Board doesn't believe the language should cover construction, driveways, basements and it seemed all agreed. Gignoux said that what he has seen is any building where there is ledge is not planned, need to write in somewhere in case this happens and the CEO can check it out. People shouldn't have to wait for a Planning Board approval.
- The CEO wanted to know where this would all be addressed in the Site Plan review and would need approval. Also there needs to be an Intent to Build before any construction. (Yes). Currently anything over 200 feet needs an Intent to Build.
- Where would the Intent to Build go in the Land Use Ordinance and also make sure it's clear in the charts in the Land Use Ordinance. Not clear where to put it at this point.
- Hopefully the Blasting and Mining Ordinance can be heard on December 5th as well.
- Shoults said that a fee schedule for Blasting needs to be developed.
- Bridges said she would send any edits to the Town Attorney and have any edits from the Town Attorney available to the Planning Board at their next meeting on October 22, 2026.

OLD BUSINESS:

<u>Continue Review of the Land Use Ordinance:</u>

- The Planning Board will continue review of the Land Use Ordinance at page 121 at the next meeting.

OTHER:

Scott Redmond (CEO) mentioned that a huge lot had been sold, around 48 acres (?) on the Clark Road and has been clear cut. There are huge brush piles and wood has been hauled out from the property. No one remembers seeing a "No Logging" sign or anything approved by the State visible from the road. Someone has already purchased a lot and submitted a building permit. If there is another lot sold it would be considered a subdivision. The CEO was encouraged to call the Realtor to let him know the situation if someone calls and is interested in the land. It could be an illegal subdivision. There has been no sign of submission of subdivision paperwork.

Also, Dyer has put in for an extension for his project. He has cut some trees but that doesn't cover the substantial building clause so he would need to put in for another extension. After two extensions, he would need a new application.

The next Planning Board meeting is Thursday, October 22, 2026 at the Prospect Community Club at 4:15 pm.

MOTION TO ADJOURN MEETING:

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