

Approved
TOWN OF CUSHING
PLANNING BOARD
Minutes of Meeting
March 21, 2018

Board Present: Chair Dan Remian, Bill Aboud, Bob Ellis, and Frank Muddle

Board Absent: Andrew Blanchard

Staff Present: CEO Scott Bickford and Secretary Deborah Sealey

Chair Remian opened the meeting at 6:02 p.m. and took a roll call.

New Business:

Daniel Ford – Cushing Road – Application for Land Use Permit in the Shoreland Zone to Construct a Single-Family Dwelling - Map 7 / Lot 46: Engineer William Lane of Gartley & Dorsky Engineering & Surveying represented the applicant. He said Mr. Ford had bought 40 acres on Cushing Road from the town. Much of the land was forested wetlands but there was still sufficient land for a home site, on which he wanted to build a single-family home.

The DEP and Maine IF&W had identified a 250' buffer (the red line on the plan) around the moderate value inland waterfowl and wading bird habitat on the property. Mr. Lane believed the proposed construction configuration would not cause activity in the regulated Shoreland Zone and asked the Board to make a determination that the area beyond the red line on the Shoreland Zone map was beyond the buffer for the IWWH habitat.

Mr. Aboud asked if there was sufficient buildable space to do more than was proposed. Mr. Lane replied that it might be a possibility within the 40 acres, but the applicant had not expressed an interest in doing more.

The PB determined that there would be no LPI restrictions to locating a septic system and that soils had been tested. Mr. Ford had an MDOT entrance permit

ACTION: Mr. Aboud made a motion, seconded by Mr. Muddle, that this applicant did not need an application or permit because the depicted plan did not fall within the review of the Shoreland Zone Ordinance.
Carried 4-0-0

Other Business:

Mr. Aboud said now that the town had repealed the Site Plan Review Ordinance, he had a big concern that there was a hole someone would want to fill. He wanted to have something in place to prevent this. There was discussion on how this could be handled.

ACTION: Mr. Aboud made a motion, seconded by Mr. Ellis, to discuss the Site Plan Review Ordinance.
Carried 3-0-0 (Mr. Muddle had left the meeting)

Chair Remian suggested approaching the Select Board with a moratorium on protecting the town from unwanted activities that could affect property owners detrimentally. He offered to check into possible wording of such a request.

ACTION: Mr. Aboud made a motion, seconded by Mr. Ellis, to write up something for the next Select Board meeting, discussing a moratorium on undesirable activities for the health and welfare of the town.
Carried 3-0-0

Adjournment:

ACTION: Mr. Ellis made a motion, seconded by Mr. Aboud, to adjourn at 6:33 p.m.
Carried 4-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary