

# TOWN OF CUSHING

## PLANNING BOARD December 3, 2025

Approved Meeting Minutes January 7, 2026

The Planning Board met at the Cushing Community Center (Town Office) on Wednesday, December 3, 2025 at 6:00 PM.

Meeting called to Order at 6:00 pm

Pledge of Allegiance

Determine a Quorum (Roll Call of Board Members):

All members present: Mark Christopher, Tom Nichols, Susan Mansfield, Austin Donaghy, Gene Lukianov

Approval of Draft Minutes from November 5, 2025 Meeting:

Tom Motioned, Austin Seconded: Minutes approved unanimously

Review / Approve "Clean Up" of Subdivision Regulations

Add Before and After Photos, Deed for a Subdivision needs PB Approval,  
Clean-up in progress

SZO and Subdivision Regulation to be updated for January 2026 Planning Board Meeting

Requiring a "RECENT" Actual Field Survey

Lincoln Count News referred to a 'recent survey' as one within 6 months

Discussed the need for and a definition of a 'timely survey'

Decision: no change needed, already covered in regulation, and Planning Board has discretion as to quality of the survey.

Discuss / Schedule 1829 Training for PB Members

Decision: wait for the MMA training schedule: Mark to check with MMA

Update of Public Water Access Project

Survey ordered, check to be issued

Appraiser lined up: Two parts to this: Appraisal and Report if appraisal is adequate: total cost \$3600

Public Hearing #2: January 15, 2026 with Selectboard and Residents

Old Business:

None

Other Business

Minutes of Public Hearing #1 to be given to Town Clerk for filing.

Public Comment:

Carol Laporati asked where is the Public Water Access Property; The old Young Property on Barnacle Lane in the harbor

Jack Matheson asked about the size of the launch ramp and anticipated boat size: A small lobster boat will be able to be launched

The Harbor Board is considering and researching a prohibition of jet skis in the harbor to avoid noise.

Adjournment: at 6:35 pm

Motioned by Mark, seconded by Austin

Respectfully Submitted by: Gene Lukianov, Secretary of the Cushing Planning Board.

Planning Board Meeting Attendees:

Mike James	yes
Mary Lou Nichols	yes
Sherry James	yes
Carol Laparati	yes
Ed Kabrinski	yes
Joan Kabrinski	yes
Jack Matheson	yes