

TOWN OF CUSHING
PLANNING BOARD September 10, 2025
Meeting Minutes, September 19, 2025

The Planning Board met at the Cushing Community Center (Town Office) on Wednesday, September 10, 2025 at 6:00 PM.

Meeting called to Order at 6:03 pm

Pledge of Allegiance

Quorum (Roll Call of Board Members): All members present: Mark Christopher, Tom Nichols, Susan Mansfield, Austin Donaghy, Gene Lukianov

Approval of Draft Minutes from August 6, 2025 Meeting:
Postponed to the October Planning Board meeting

Review Application for Preliminary Subdivision Plan Approval Sandy Lane Subdivision (*video marker; 0:1:32 – 1:02:07*):

Extended discussion regarding plan, deed, property lines and the Sandy Lane easements and rights of way. The anticipated application is for a Subdivision consisting of three additional mobile homes to be added to the current four. One mobile home addition is planned for each coming year.

Issues discussed:

Fire protection plan is needed and Fire Chief approval is required.

The current road location and deeded rights of ways are under dispute. These issues must be resolved.

Decisions:

Subdivision application will remain in the "pre-application" stage at this point.

Further discussion is anticipated in the October 2025 Planning Board meeting.

Applicant will address road location and rights of way issues.

Application is not ready to proceed to next level of review.

Final Review of State's response to draft Shoreland Zoning Ordinance (*video marker; 1:02:07 – 1:19:22*):

Latest draft reviewed, issues with numbering resolved, state comment/direction inadvertently included. draft updated and issued as a PDF document for additional review by the Planning Board Members.

Anticipating a March 2026 town meeting vote on the final version.

Old Business: none

Other Business:

(*video marker; 1:19:22 - 1:41:27*):

Board discussed the State 'Chapter 1000' Shoreland Zoning Requirements compared to FEMA and DEP requirements.

Board discussed incorporating H.P. 1224-I.D. 1829 (the increase of accessory dwellings) into the current Shoreland Zoning Ordinance update. Decision not to incorporate the H.P. 1224-I.D. 1829 into the current update.

Board discussed integrating H.P. 1224-I.D. 1829 into the town Subdivision Regulation; Tabled for further research and consideration in October.

(video marker; 1:41:27 – 1:57:40):

Board discussed the SPLOA /Matheson/Haversat communications and subdivision lot line revisions:

All communications with Matheson/Haversat outside of formal Planning Board activities will now be through the Cushing Town Attorney.

Possible subdivision lot line revisions must be 1) Approved by the relevant HOA prior to 2) Submission to the Planning Board and Town.

Public Comment: none

Election of Officers:

Officers elected unanimously:

Mark Christopher, Chairman; Susan Mansfield, Vice Chair; Gene Lukianov, Secretary; Tom Nichols, Keeper of the Agenda; Austin Donaghy, member at large.

Adjournment at 8:03pm

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

Meeting Attendees:

Bill Aboud	Cushing Resident
Jean Seekell	Cushing Resident
Mike James	Cushing Resident
Marci Annis	not Cushing resident
Jake Ilvanen	not Cushing resident
Rodney Mason	Cushing CEO
Craig Normand	Cushing Resident

Links:

Meeting Recording: 2025-09-10 18-01-56.mkv