

TOWN OF CUSHING

PLANNING BOARD February 4, 2026

Meeting Minutes March 2, 2026

1. Meeting called to Order: at 6:00 pm
2. Pledge of Allegiance:
3. Determine a Quorum (Roll Call of Board Members): Quorum established
 - Members present: Mark Christopher, Tom Nichols, Susan Mansfield, Austin Donaghy
 - Member absent: Gene Lukianov
4. Approve Draft Minutes of the January 7, 2026 Meeting:
 - Mark motioned, Susan seconded, minutes approved unanimously
5. Additions and Changes to the Agenda:
 - No additions or changes
6. Review / Approve “Clean Up” of Subdivision Regulations, Add Before and After Photos, Deed for a Subdivision Needs PB Approval:
Austin drafted revisions:
 - Photos required documenting property before and after project completion
 - Lot lines; the assessors are not permitted to change the lot lines of any subdivision lot or boundary without the Planning Board approval
 - Number of dwelling units changed from 3 to 5 throughout document to match state ADU requirements
 - Formatting issues to be corrected
 - Date to change
 - Fire pond capacity discussed

Vote to Approve; subject to formatting changes: Mark motioned, Susan seconded, unanimously approved.

Austin to send latest copy to Planning Board members and the Cushing Town Clerk.
7. Review of January 15, 2026 Public Hearing on Revised Shoreland Zoning Ordinance (SZO):
 - The number of piers per property and elevation of pier was discussed in the Public Hearing: State requirements apply as well as Corp of Engineers, Department of Environmental Protection (DEP) plus others need to approve pier and structure. A float also requires permits.
 - The Revised SZO is to be voted on by Cushing voters on March 16, 2026 and submitted to the state for approval if approved by voters.

- Discussion regarding Fishing Home Business; the revised SZO preserves Fishing Home Business Zoning. A new Fishing Home Business would require a town vote for rezoning and a state shoreland map change.
- Ordinance Committee responsibilities and contribution were discussed.

Austin and Mark to attend next Select Board Meeting and update Select Board regarding the revised SZO.

8. Update of Public Water Access Project including Public Hearing:

- Permanent survey stakes were installed on Feb 4. Full survey expected for the next Planning Board meeting.
- At least one FOAA request has already been received.
- The Appraisal was not executed to the format requested, Awaiting properly formatted appraisal.

9. Review 2025 Annual Report and Proposed 2026 Budget:

- Budget request for \$ 10K submitted.
- Annual report reviewed by Planning Board members and submitted to the Cushing Clerk for inclusion in Cushing Annual Report.

10. Old Business:

- none

11. Other Business:

- This is Austin's second to last meeting: position is being posted

12. Public Comment:

- Ethan Moon requested guidance regarding a possible second house on his property. Planning Board response was for Ethan Moon to discuss the project with CEO Rodney for detail requirements.

13. Adjournment: at 6:50pm

- Austin motioned, Mark seconded, unanimously approved.

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

Planning Board Meeting Attendees:

Attendee	Cushing Resident
Charly Haversat	yes
Ethan Moon	yes