

TOWN OF CUSHING PLANNING BOARD

Minutes of Meeting for June 4, 2025

6:00 pm Call Meeting to Order

Pledge of Allegiance

Determine a Quorum

Members Present were:

Austin Donaghy
Susan Mansfield
Thomas Nichols
Gene Lukianov

Approval of Draft Minutes from March 5, 2025 Meeting

Mr. Donaghy stated that a computer failure had made the last meeting's content unavailable. Unfortunately no AI transcript had been made. If and when the faulty computer is restored the files will be extracted.

Pending Applications

There were no pending applications for the meeting

Rodney had advised Mr. Donaghy that there are probably two things coming before the board. And one is interesting in that it is somebody putting trailers on their land but not dividing their land into lots. Does that constitute a subdivision?

The question is pretty well answered in the statutes, the Maine subdivision statute talks all the time about lots, dividing lots, and then in a little paragraph somewhere else it's just or adding houses or adding dwellings to a single lot of land.

One application is for somebody who's putting a bunch of trailers on their land for their workers to be their residences. And the other is somebody who's subdividing a house into apartments. And that is also a subdivision under Maine's law.

It was noted that the CEO is notifying them that they have to go through the subdivision regulations, comply with any requirements stated there for the trailer lot, and that one will be coming up to us in the near future.

Welcome New Planning Board Member

Mr Donaghy intended to welcome the new planning board member, but they had stated they would not be here at this meeting. Mark Christopher is his name. He has spent a good portion of his time actually making applications to planning boards from his work for whatever he was doing construction-wise or land-wise. The board will wait for him to give a short presentation of his experience.

And on the notice of being absent, Mr Donaghy stated he will be absent the first Wednesday of July. And as one of these applications might be coming in, he would like to propose that the board meet the following Wednesday.

The motion was unanimously passed.

Discuss Bylaws to see if the Planning Board should have at least one Alternate Member

Under board membership, Mr Donaghy suggested we just add a section C that allows for two alternate members to be appointed and in the absence of a member, that that alternate will take their place for any applications that are pending for a given meeting.

That member then must sit and hear those applications through their entire life, be it one meeting or four. Even though the full board may be meeting on subsequent meetings, they would step in and the absent member would step out for that particular discussion. But they would have to attend.

They would have to attend. Anyway, yes, they don't. Let's not participate in the discussion on the existing application.

It is not the board who appoints any of these members. So the select board would have to themselves make a motion to allow alternates and then fix the appropriate phenomena or enumeration that the town provides for these positions.

A discussion of responsibilities, remuneration and attendance followed. Mr. Lukianov finally proposed that the board did not need any alternates. The proposition for alternates was defeated.

Draft Shoreline Zone Ordinance from the state.

The State didn't have any major problems. Mr. Donaghy suggested that the board take and look at his comments, decide if we need to make any other change based on those comments, and put it to the top. It's not going to happen to the November election.

This topic remains tabled for the next meeting,

Old business

No old business

New Business

A letter for a Gartley and Dorsky employee had been received noting that the CEO emails were being returned. This is due to an old e-mail being buried in the Web Site. Mr. Donaghy is to fix.

Motion to adjourn mase and passed