

TOWN OF CUSHING

PLANNING BOARD April 8, 2026

Approved May 13, 2026

1. Meeting called to Order: at 6:05 pm
2. Pledge of Allegiance
3. Determine a Quorum (Roll Call of Board Members): Quorum established
All Members present: Mark Christopher, Tom Nichols, Susan Mansfield, Rhett Lamb, Gene Lukianov
4. Approve Draft Minutes of the March 11, 2026 Meeting:
Mark motioned, Tom seconded, minutes approved unanimously
5. Additions and Changes to the Agenda:
Susan Mansfield suggested that a discussion regarding the use of moratoriums
Tom Nichols suggested that a discussion regarding FOAA training
Both topics will be discussed in 'Other Business'
6. Welcome New Board Member Rhett Lamb
Rhett introduced himself; past resident of Falmouth, MA and Keene, NH. 5-year resident of Cushing. Planner in Rockland Me.
7. Revised Subdivision Regulations signed by Town Clerk now in effect
Revised Subdivision Regulations are now in town file.
8. March 16, 2026, Election, Actions Required
 - Voter approved SZO to be sent to the state for final Approval
 - PDF and Word versions sent to State for Review
 - Planning Board Involvement in Public Water Access Project
 - Paperwork is being prepared
 - Appraisal and Survey completed
 - Meeting with Town Lawyer is planned
 - Appraisal values are under review by LMF board
 - Title Insurance is required
 - Not sure if the 1% State transfer tax requirement applies to this town purchase
 - Select board would sign for the town
 - Closing Date is June 30, 2026
9. Old Business:
None

10. Other Business:

10a. Susan asked what is the process for using a moratorium to buy time for action?

Austin described the process as follows:

- Some town committee is presented with a proposal for a moratorium
- That committee reviews the proposed moratorium and votes on it
- Town Select Board would route the proposal through the ordinance committee (to be established)
- The Select Board can then place the moratorium as a draft ordinance for a town vote.
- Moratorium can exist for 180 days and might be extended once.
- Timing withing the town calendar is important for phasing and implementation

10b. The Town Clerk sent an email regarding MMA FOAA training on June 4, 2026.

Tom Nichols and Gene Lukianov should attend this training

10c. Information only: Sandy Lane Subdivision application may be revied in some form.

11. Public Comment:

- Sherry James asked the Planning Board if the board is aware of any action regarding subdividing the Porcupine Hill property.
- Planning Board response is NO, no applications are pending regarding the Porcupine Hill property.
- Sherry James then read the following statement which is being placed into public records:

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Public Record
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My name is Sherry James and I am the secretary of Porcupine Hill LLC which is registered as a Real Estate Holding Company. I would like to ask the Planning Board, are you aware of any actions regarding a proposed subdivision for the Cushing property known as "Porcupine Hill"? Has the Code Enforcement Officer informed the Planning Board of any requests for information or a Preliminary Application for a subdivision on any or all of the Porcupine Hill property that is currently in an Open Space designation?

Great, then I have a statement to make that I wish to be entered into the public record. There have been NO documents submitted by Porcupine Hill, LLC to the Code Enforcement Officer for a subdivision plan on Porcupine Hill Property. We purchased this land in 2019, put it into "Open Space" with 0 acres open to the public for the sole purpose of preventing development. The "Open Space" application was signed by the Town of Cushing's assessor, Garnett Robinson.

Sherry L. James

Sherry L. James

12. Adjournment: at 6:47 pm:

Gene motioned, Mark seconded, unanimously approved.

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

Planning Board Meeting Attendees:

Attendee	Cushing Resident
Austin Donaghy	yes
Sherry James	yes
Mike James	yes
Joan Kobrinski	yes
Ed Kobrinski	yes