

# Town of Cushing Planning Board

## Minutes for the August 6<sup>th</sup> 2025 Meeting

**2025-07-09 18:03 – Recording Started.**

Call this meeting to order.

Pledge of Allegiance.

Roll Call to determine a quorum. Members Present: Austin Donaghy, Susan Mansfield, Tom Nichols, Gene Lukianov, Mark Christopher. No Members Absent.

July 9<sup>th</sup>. 2025 Minutes approved as written.

There were no applications at this time before the board.

Mr. Donaghy responded to Ms. Mansfield's question as to what was adjudicated by the Planning Board which is simply applications that cannot be approved by CEO alone and require Board review.

Mr. Donaghy pointed out that Colin Clark from the State had made comments on the Shoreland Zone Draft Ordinance, but these had not been previously seen. The comments were in fact MS Word "Comments" which is a reviewing feature of the program.

The Board then began a methodical review of Mr. Clark's "Comments" and discussed each in turn. It was decided that many referred to leftover Timber Harvesting rules or definitions which should be removed. The other comments were approved as acceptable changes except for one exception to be determined later, which referred to a Home Fishing exception. Observer Mr. Aboud provided some historical context as to why certain changes were made, or not.

It was noted that the revised ordinance would not be ready in time for the November ballot.

The revised document was then e-mailed to all Board members.

Due to a member being unavailable for the next scheduled meeting date, the Board agreed to hold meeting on the 2<sup>nd</sup>. Wednesday of September.

A discussion followed as to how recent legislation regarding Additional Dwelling Units and population density issues affected out existing and proposed regulations and ordinances. This discussion included whether Subdivision Regulations and Shoreland Ordinance Requirements conflicted. The conclusion was the Shoreland Lots had to first comply with the Shoreland Ordinance and were then required to comply with the Subdivision Regulations.

There was no outstanding Board business.

Under new business and E-mail had been received requesting clarification of Conflict of Interest rules. Mr. Donaghy read into the record both the Planning Board By-Laws conflict rules and those in the Planning Board Handbook. These rules clearly state the conditions and actions to be followed. Hopefully a member with a conflict would voluntarily recuse themselves or a member of the attending public could request the Board to review a defined possible conflict. The Board could then force a recusal if deemed appropriate.

There was no other public comment.

A final topic was the election of Officers as Mr. Donaghy stated he would be soon stepping down as a new slate would be needed. After discussing the duties, the members chose to postpone so that the members could discuss the issue among themselves.

The meeting was adjourned.

**2025-08-06 19:34 Recording Stopped.**