

TOWN OF CUSHING
August 12, 2026 PLANNING BOARD MEETING MINUTES
DRAFT 2 August 27, 2026

1) Called Meeting to Order at 6.00 pm

2) Pledge of Allegiance

3) Determine a Quorum (Roll Call of Board Members):

Mark Christopher, Tom Nichols, Susan Mansfield, Rhett Lamb, Gene Lukianov in attendance; full quorum

4) Approve Draft Minutes of the July 8, 2026 Meeting:

Rhett motioned, Mark seconded; unanimously approved.

5) Additions and Changes to the Agenda; Mark requested two additions:

- Discuss recurring schedule of Planning Board Meeting
- Is a Planning Board Meeting necessary for September 2026?

6) Confirmation MDEP Conditions have been added as an Addendum to the SZO and are now Posted on Town Website. CEO is Following Updated SZO: SZO and State MDEP Conditions are now on the Cushing Website:

Issue closed.

7) Update from CEO on Possible Sandy Lane Subdivision:

Development activity on Sandy Lane does not trigger Subdivision Regulations.

8) Report from Susan Mansfield on AG / FOAA Requests:

Susan discussed FOAA requirements at length with Brenda Kielty, FOAA Ombudsman in the State Attorney General's Office. It is clear that FOAA requests apply to documents that already exist, standing requests are not appropriate and do not require responses. Proper record keeping and record timing is important. The Audio/Visual recording (the Owl) should be uploaded ASAP; before the next meeting. Planning Board DRAFT minutes should be posted. The Planning Board decided to include the draft minutes as part of the next meeting Agenda package with a watermark denoting the draft status. Brenda also recommended amending the Cushing Planning Board Bylaws to include the recording procedures discussed.

9) Old Business: None

10) Other Business:

- Addressing of the Cushing Water Access property, access easements to Barnacle Lane and signage were discussed.
- The September Planning Board Meeting will be scheduled considering any applications that may be received. The Planning Board meeting will revert to the first Wednesday of the month starting in October.
- Planning Board Applications Received: none
- Planning Board Applications Processed: none

11) Public Comment:

Mike James commented that the Cushing Select Board does tape record the proceedings, the A/V Owl is not used.

12) Adjournment at 6:50 pm

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

Planning Board Meeting Attendees:

Attendee	Cushing Resident
Sherry James	yes
Mike James	yes
Jack Matheson	yes