

TOWN OF CUSHING
July 8, 2026 PLANNING BOARD MEETING MINUTES
APPROVED August 12, 2026

1) Meeting called 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 June 10, 2026 Meeting:

Approved as revised at this meeting

5) Additions and Changes to the Agenda:

Susan Mansfield requested that the activity at Sandy Lane be discussed:

The Cushing Fire Chief expressed concern regarding construction activity at Sandy Lane in Cushing. The roadway is being revised and a mobile home is being placed. Discussion indicated that the road modifications and mobile home placement do not trigger Cushing Sub-Division Regulation requirements.

6) Review Conditional MDEP Approval of SZO Section 12 C Non-Conforming Structures and Section 14, Items 3 & 27. Approve as an Addendum To SZO. CEO Implementing "Final SZO":

The Cushing voter approved Shoreland Zoning Ordinance cannot be changed without a town vote. However, the State directed changes as noted in the May 22, 2026 letter from the State of Maine Department of Environmental Protection to Lisa M. Young, Cushing Town Clerk/Treasurer, Subject; Department Review of Cushing's Shoreland Zoning Ordinance must be administered as part of the Ordinance.

The Planning Board discussed how to assure that both the voter approved Cushing SZO and the State directed conditions are clearly documented and implemented. A decision was made to combine the two documents as one PDF, one Word file and one printed document with a cover letter explaining that the State directed conditions supersede the approved Cushing SZO as specified.

Mark Christopher is to discuss the State directed conditions with the Cushing Code Enforcement Officer to make sure that the conditions are implemented.

Gene Lukianov is to combine the two documents into the single files to assure that a complete package of requirements are provided to interested parties.

7) Purchase of Barnacle Lane Property for Public Water Access:

The closing for the purchase of the property was completed on June 30, 2026 as planned.

Property access and easement to Barnacle Lane discussed; no conclusions reached.

A welcoming sign and limiting access to property was discussed and is recommended.

Waterfront property development leadership and potential participants were discussed: The Cushing Harbor Board is the leader in the project subject to review and approval by the Cushing Select Board.

8) Status of Approved PB Meeting Minutes, FOAA Again, OWL Requests

All meeting minutes since Gene Lukianov has become Secretary have been provided again to the Cushing Town office. The Owl videos are being transferred.

Approved meeting minutes and the OWL video recordings were discussed as records of Planning Board Meetings. Both serve as records of the meetings and need to be preserved by Cushing.

The recurring FOAA submittals requesting current and future information regarding the Cushing waterfront property were discussed. Proper FOAA procedures will be followed in satisfying these submittals.

9) Old Business: none

10) Other Business: none

11) Public Comment: none

12) Adjournment at 7:04 pm

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

Planning Board Meeting Attendees:

Attendee	Cushing Resident
Mike James	yes
Sherry James	yes
Kelly Mezzapelle	no