

Town of Waldo Planning Board Meeting

Minutes of regular meeting, Tuesday, April 1, 2025, 7 pm, Waldo Town Office

1. Call to order/Roll call

Craig Curtis, Chair, called the session to order in the Town of Waldo Office Building in Waldo, ME, at 7:00 pm. A quorum was validated with 4 of 5 Planning Board members present: Sue Blais, Craig Curtis (Chair), Mike Hodgon, and Kim Weaver. Excused absence: Jim Connors. Two alternate Planning Board members were also present: Gerard Corbin, II, and Holly Hilts.

2. Administrative

Craig appointed Holly Hilts to administer the Secretary role.

3. Three (3) applications were reviewed in this order

Motions are documented in ***bold red italics***.

- a. **Jenna and Michael Rolerson** of Searsmont presented an 'Application for Permit to Build' a 1,280 square foot dwelling on an undeveloped property on Waldo Station Road with no address assigned yet, Map 2, Lot 7.
 - Craig Curtis expressed that the deed provides vague boundary line information and does not provide specific acreage, direction of boundaries, or length of boundaries.
 - Craig Curtis noted that the Town land map documents Map 2, Lot 7 as 4.4 acres.
 - Michael Rolerson stated that there are no structures on the property and the Application for Permit to Build presented is for a 1,280 square foot dwelling.
 - Michael Rolerson shared that the digging of the Septic (permit #2501) will be performed after the driveway is complete.
 - ***Motion by Kim Weaver and second by Sue Blais to pass the building permit application. Sue Blais, Craig Curtis, Mike Hodgon, and Kim Weaver were in favor with no opposition. Moved 4-0.***
 - Craig Curtis issued the Town of Waldo Building Permit during the session and provided to Jenna and Michael Rolerson and they paid by check.
 - Craig Curtis requested, and Jenna and Michael Rolerson committed to providing an updated copy of the driveway permit to the Planning Board once it reflects Waldo Station Rd as the address; the driveway permit currently states South Belfast Rd. All other documentation states Waldo Station Rd.
- b. **Robert Gondola, 142 Moosehead Trail**, presented two 1190 forms to, 1) replace existing electrical to a cottage with its own meter from the main road, and, 2) provide electrical service to the barn on the back of the property with its own meter from the main road. Tax map 4, Lot 24.1.
 - Replace existing electrical to the cottage with its own meter from the main road:
 - Robert Gondola stated that the current electrical is being routed from the main home to the cottage and that the plan is to bring electrical from the main road to the cottage providing a separate electrical meter.

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- Robert Gondola stated that the cottage has plumbing, and he is not in possession of the septic design paperwork or plumbing inspection. Robert Gondola confirmed he will pursue obtaining the septic evidence (septic design and/or plumbing inspection) and provide to the planning board.
 - Robert Gondola stated he has not received the deed yet; Craig Curtis stated that the deed is required to validate the amount of frontage road. 200 feet of frontage road is required per dwelling, and this would require 400 feet of frontage road for the main home/cabin and cottage. Robert Gondola committed to providing the deed to the Planning Board once he has received.
 - ***Motion by Mike Hodgon and second by Sue Blais to table the cottage request until the septic paperwork and deed with frontage footage are received. Sue Blais, Craig Curtis, Mike Hodgon, and Kim Weaver were in favor with no opposition. Moved 4-0.***
 - Provide electrical to the barn on the back of the property with its own meter:
 - Robert Gondola stated that the barn on the back of the property does not have electrical service and there is no plumbing associated with this structure.
 - Craig Curtis stated that if the barn changes use, it will need to be re-permitted.
 - ***Motion by Mike Hodgon and second by Sue Blais to separate the barn and cottage and allow electrical service to the barn in the back of the property. Sue Blais, Craig Curtis, Mike Hodgon, and Kim Weaver were in favor with no opposition. Moved 4-0.***
 - Robert Gondola declared that the existing driveway will continue to serve all buildings and that there are no plans to change that at this time.
 - Robert Gondola stated he will return with a request to run separate electrical service to the cottage on the front of the property.
- c. **John Tipping, 846 Waldo Station Rd**, located in the Deer Run sub-division, presented an 'Application for Permit to Build' a 1,600 square foot dwelling on Map 6, Lot 52.4.
- John Tipping stated that the property is 9.7 acres.
 - John Tipping shared that Lot #2 of the sub-division was a single property and has been sub-divided into two lots.
 - Craig Curtis stated that this change was not presented to the Planning Board and did not receive appropriate approval. This change modified the number of lots on the road from two to three.
 - Craig Curtis noted that the sub-division regulations require a right of way width of 50 feet; it is currently 25 feet and may have complied with State Law at the time. State law has since changed from 25 to 50 feet.
 - John Tipping revealed that this change requires the movement of several electrical poles. One pole is on one side of the road and there are several other poles on the opposite side of the road.
 - John Tipping stated that most of the road can accommodate two cars passing each other with a few areas being too narrow for two cars to pass.
 - ***Motion by Kim Weaver and second by Mike Hodgon to move the road width from 25 to 50 feet to comply with current regulation. Craig Curtis, Mike Hodgon, and Kim Weaver were in favor; Sue Blais opposed. Moved 3-1.***
 - Craig Curtis communicated that sub-division regulations require 18 feet of tar.

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- ***Motion by Craig Curtis and second by Sue Blais that every specification will be adhered to in the Sub-division Road Level 1 specifications for the length of the road minus the tar requirement and that if another lot is created in the sub-division, the tar requirement is mandatory. Additionally, this stipulation must be documented on the land survey map. Sue Blais, Craig Curtis, Mike Hodgon, and Kim Weaver were in favor with no opposition. Moved 4-0.***
- John Tipping committed to working with his neighbors to determine if the effort will move forward:
 - If moving forward, John will return with appropriate paperwork.
 - If John decides to not move forward, he will notify the Planning Board that this effort will not proceed.

4. Adjournment

Craig Curtis, Chair, adjourned the meeting at 9:07 pm.

5. Next meeting

The next meeting is Tuesday, May 6, 2025. Planning Board meetings are held the first Tuesday of each month. Workshops are held the third Tuesday of each month. The schedule is posted on the Town of Waldo website to be referenced at any time by anyone.

Meeting minutes documented by Holly Hilts