

# Planning Board Meeting Minutes for Town of Waldo

Tuesday, March 3, 2026, 7 pm, Waldo Town Office

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## 1. Call to order/roll call

Craig Curtis, Chair, called the meeting to order in the Town of Waldo Office Building, 629 Waldo Station Rd, Waldo, ME, at 7:00 pm. A quorum was validated with 4 Planning Board and 2 Planning Board Alternates present:

Planning Board	
Craig Curtis, Chair	Present
Sue Blais	Present
Jim Connors	Present
Mike Hodgdon	Present
Open	n/a

Planning Board Alternates	
Gerard Corbin, II	Present
Holly Hilts	Present

## 2. Approval of February 17, 2026, regular meeting minutes

***Motion by Mike Hodgdon and second by Sue Blais to accept the Planning Board meeting minutes from February 17, 2026, as written. Motion adopted 4-0.***

## 3. Review of applications and questions

### Tisha and Gregory Larrabee

- Sue Blais disclosed a conflict of interest due to family relation and recused from discussion and voting on this matter.
- Tisha and Gregory asked questions about the status of the town's position on the State of Maine's Housing Opportunity Program and Additional Dwelling Units (ADUs). Tisha explained that they own three properties in town and intend to add ADUs to two of the properties. Tisha shared that Gregory and she brought the same desire about a year ago and the Town of Waldo's Land Use Document was being updated at that time. Craig apologized for the delay and explained that there was a significant illness with a board member who was hosting the Land Use document revisions and the board was forced to reset and recreate the document upon that person's unexpected departure which caused delay.
- Tisha explained that she consulted with an attorney and the Midcoast Council of Governments (MCOG) and both organizations advised that the new regulation supersedes the local ordinance. Craig explained that there is a recent State of Maine publication just received with new information needed to implement the new legislation. This document defines the compliance date as July 1, 2027, for approval by the town voters. Craig stated that the Town of Waldo Planning Board intends to complete the Land Use Ordinance process well before next year's published deadline.
- Tisha asked what options are available to move this forward and Craig explained that they can wait until the new Land Use Ordinance document is completed and voted into effect by the town voters or they can submit an application and receive a denial within 30 days. The denial can then be escalated to the Town of Waldo Board of Appeals.
- Tisha decided to present an application to add a one-bedroom dwelling to 71 Moosehead Trail, map 4, lot 17. The property has one dwelling and this application would make the property a two-dwelling property by adding a one-bedroom mobile home. There is a 14 feet

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by 74 feet pad, full septic, shared water service and a single well on the property. There was a temporary variance due to a family member needing support that has expired and when the variance expired the former mobile home was removed. The infrastructure remains in place. This addition will be used for rental purposes.

- The following paperwork accompanied the application and was deemed acceptable: deed, well, subsurface wastewater disposal system, and site drawing.
- The property is 3 acres, and the Land Use Ordinance requires 2 acres per dwelling, requiring a minimum of 4 acres for this application. ***Motion by Craig Curtis and second by Mike Hodgdon to deny the application based on insufficient acreage. Motion adopted 3-0: Sue Blais recused due to family relation.***
- The road frontage on State Route 7 is 350 feet, and 200 feet is required per dwelling as defined in the Land Use Ordinance requiring a minimum of 400 feet for this application. The neighbor's driveway/right of way cannot be used because to satisfy this requirement because it is 18 feet wide and runs along the property for 340 feet. The right of way would need to be 50 feet wide by 400 feet long. ***Motion by Craig Curtis and second by Mike Hodgdon to deny the application based on insufficient road frontage. Motion adopted 2-1: Sue Blais recused due to family relation.***
- Craig committed to provide a denial letter at the next Planning Board meeting and explained that Tisha and Gregory have 45 days from the Planning Board's decision to file the appeal with the Board of Appeals.
- Tisha and Greg Larrabee will provide the \$25.00 application fee at the next meeting.

Sue Blais resumed active participation once the conflict of interest regarding Tisha and Gregory Larrabee topic was closed.

## 4. Other Business

- Craig just received the document on the Housing Opportunity Program: State of Maine, Department of the Secretary of State, Notice of Agency Rulemaking Adoption, Maine Office of Community Affairs, Chapter Number and Rule Title: 08-001 C.M.R. Chapter 1, Housing Opportunity Program: Municipal Land Use and Zoning Ordinance Rule, Adoption Filing Number: 2026-001, effective January 11, 2026.
  - Craig made copies for the Planning Board members and advised the board members to review the materials and come prepared to discuss what needs to be included in the Land Use Ordinance revisions as this document appears to introduce additional criteria.

## 5. Review Land Use Ordinance revisions

- See other business.

## 6. Adjournment

***Motion by Jim Connors and second by Sue Blais, to adjourn the meeting at 8:57 pm. Motion adopted 4-0.***

Meeting minutes documented by Holly Hilts.