

Planning Board Meeting Minutes for Town of Waldo

Tuesday, March 17, 2026, 7 pm, Waldo Town Office

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 3 Planning Board and 2 Planning Board Alternates present:

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

Planning Board Alternates	
Gerard Corbin, II	Present
Holly Hilts	Present

2. Approval of March 3, 2026, regular meeting minutes

Motion by Jim Connors and second by Sue Blais to accept the Planning Board meeting minutes from March 3, 2026, as written. Motion adopted 3-0.

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.
- Gregory presented a check for \$25.00, and Craig provided the signed denial letter to Gregory.
- Gregory asked what the appeals process is and Craig shared that he would need to consult with Steve Moody, Chair of the Appeals Board, as he is not aware of any written document defining the Appeals Board process for the Town of Waldo.

Donald Belanger

- Donald stated he was expecting to see the Code Enforcement Officer/Plumbing Inspector at the meeting. He stated that he and his wife have been trying to contact her with no results. Craig suggested contacting the Select Board for guidance.
- Donald thanked the Planning Board for their guidance from a prior meeting and stated that he decided to move forward with splitting the property in half, using two different septic systems, and adding an entrance on Cross Lane for the second half of the lot.

Sue Blais resumed active participation.

4. Other Business

- Greg Tower introduced himself and shared that he is running for the Select Board.

5. Review Land Use Ordinance revisions

- Craig and Jim performed a deep dive into the State of Maine Housing Opportunity update provided at the last meeting and shared their findings during this meeting: they concluded that sections 3 and 4 are the most applicable to the Town of Waldo.
- Jim provided a written analysis of his findings, and the Planning Board discussed the content.

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- Holly will make updates to the draft, and the Planning Board will think about the discussion and come prepared to the next meeting to review the updates and disposition. Initial thoughts are that 1 dwelling unit and 1 ADU are allowed for non-conforming lots. 3 dwelling units are allowed on conforming lots.
- It was determined to carry forward the March 8, 1976, date for grandfathering the minimum lot size for non-conforming lots.

6. Adjournment

***Motion by Jim Connors and second by Sue Blais, to adjourn the meeting at 8:56 pm.
Motion adopted 3-0.***

Meeting minutes documented by Holly Hilts.