

Planning Board Meeting Minutes for Town of Waldo

Tuesday, April 21, 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 5 Planning Board and 2 Planning Board Alternates present:

Planning Board	
Craig Curtis, Chair	Present
Sue Blais	Present
Jim Connors	Present
Linda Cook	Present
Mike Hodgdon	Present

Planning Board Alternates	
Gerard Corbin, II	Present
Holly Hilts	Present

2. Approval of April 7, 2026, regular meeting minutes

Motion by Mike Hodgdon and second by Linda Cook to accept the April 7, 2026, Planning Board meeting minutes as written. Motion adopted 5-0.

3. Review of applications and questions

Mike Rolerson, reissue of building permit for map 2, lot 7

- Mike was unable to build as planned and requests a reissue of the building permit. There are no changes to the original permit.
- ***Motion by Linda Cook and second by Jim Connors to reissue the permit as requested. Motion adopted 5-0.***

Tisha and Greg Larrabee, questions about adding a storage shed to the property at map 4, lot 17, 17 Moosehead Trail

- Tisha and Greg asked if a permit is required to add a storage building to their land. Craig asked if it will be used for commercial or residential and Greg stated that it will be used as a shed.
- Craig stated that a permit is not required.

Ethan Jacobs, building permit, map 1, lot 29.2, 92 Kendall Corner Rd

- Ethan requested a building permit on land where an existing dwelling resides. All appropriate documentation was included with the application. The application states the existing dwelling will be removed once the new dwelling is in place.
- The new dwelling will be a 3-bedroom, 1.5 bathroom home. All existing infrastructure is satisfactory to support the new home.
- There is an easement on the property for access from an adjacent property to an existing well that has “never” been used, which does not seem to interfere with the development as planned.

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- ***Motion by Mike Hodgdon and second by Jim Connors to issue the permit as submitted in the application with a condition that the existing home removal takes place upon residency change. Motion adopted 5-0.***
- Ethan provided the \$25.00 application fee and Craig issued the building permit.

Virgil Thompson, follow-up to prior conversation about creating an Additional Dwelling Unit, map 2, lot 12.5

- Virgil's research indicates that the original house lot was under 2 acres in 1962.

Other Business

- Trailer Parks: If a resident requests a trailer park the Town would issue a permit using State standards.
- Larrabee Appeal is scheduled to be reviewed by the Board of Appeals on April 30, 2026, at 6 pm.

4. General Comments from the public

- None

5. Review Land Use Ordinance revisions

- Did not have time to review Land Use Ordinance this meeting.

6. Adjournment

Motion by Jim Connors and second by Craig Curtis, to adjourn the meeting at 9:15 pm. Motion adopted 5-0.

Meeting minutes documented by Holly Hilts.