

Planning Board Meeting Minutes for Town of Waldo

Tuesday, July 7, 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 4 Planning Board members and 2 Planning Board Alternates present:

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

Planning Board Alternates	
Gerard Corbin, II	Present
Holly Hilts, Secretary	Present

2. Approval of June 16, 2026, regular meeting minutes

Motion by Linda Cook and second by Mike Hodgdon to accept the June 16, 2026, Planning Board meeting minutes as amended. Motion adopted 4-0.

3. Review of applications and questions

William (Bill/Will) Guptill Corbin, 32 Westcott Stream Rd, building permit for map 6, lot 67.02.01 and 67.02.02

- On May 5, 2026, Bill submitted an application to build a 360 square foot, 1 bedroom addition to the existing 12x23 (276 square foot) addition to a mobile home. Bill shared that the mobile home/trailer on the property and will be demolished once the new addition is complete making the two additions a complete dwelling. Craig stated that there is a condition that only one (1) dwelling can be occupied at a time and Bill stated that he intends to demolish the trailer once he can move into the addition and that he will not keep both dwellings. During that meeting, it was determined that the Subsurface Wastewater Discharge document #304 is acceptable based on the current application and plans. There were two follow-up items: the deed and the subdivision plan:
 - One (1) foot of the addition is diagramed to be on the second lot. Bill owns lots 67.02.01 and 67.02.02 and presented a deed today that merged both lots together.
 - Bill submitted a request to update the subdivision plan to a land surveyor and does not have an estimated time frame for completion from them yet.
- Motion by Craig Curtis and second by Mike Hodgdon to approve the application and issue the permit with two conditions: 1) once the addition is completed, only one residence is occupied and the old dwelling will be removed, and, 2) the subdivision plan shall be updated and filed within six months from today's date. Motion adopted 4-0.***
- Craig signed the permit and will leave it with the Town Clerk for retrieval by Bill when he brings payment to the Town Clerk tomorrow. Bill will also bring a copy of the

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Subsurface Wastewater Discharge document #304 to be filed in the Town Office. Holly, Planning Board Secretary, will print a copy of the application and deliver to the Town Clerk for filing.

4. Other Business

- Craig received communication from the Code Enforcement Officer of action she is taking on Westcott Stream Road that should generate an application with the Planning Board.
- Craig has received several inquiries about the .25 acre property for sale at 928 Waldo Station Road regarding its status with the grandfather clause because the property is smaller than 2 acres. Craig informed the callers to review the deed as it will provide the facts.

5. General Comments from the public

- None

6. Review Land Use Ordinance revisions

- Craig intends to complete his review shortly and then he will send to the town's attorney for review.
- Holly will email Rodney Young, Fire Chief, the property line setback information to ensure there are no issues from a fire codes perspective.
- Holly will email Brian Carrara, Road Commissioner, the entrance permit changes to ensure there are no issues from his role.

6. Adjournment

Motion by Jim Connors and second by Craig Curtis, to adjourn the meeting at 8:00 pm. Motion adopted 4-0.

Meeting minutes documented by Holly Hilts.