

Planning Board Meeting Minutes for Town of Waldo

Tuesday, August 18, 2026, 5 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 5:00 pm. A quorum was validated with 5 Planning Board members 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, Secretary	Present

2. Review of draft Land Use Ordinance with Town Attorney, Bill Kelly, resulted in the following suggestions

- Bill will provide suggested wording for the Board of Appeals process to enhance section F, Appeals and Variances, to bring it to current standards.
- Expand the Variance section to create 3 sections: Hardship Variance, Disability Variance, and Setback Variance. Bill will provide the additional content suggested.
- Enhance the Enforcement and Penalties section with wording Bill will provide. Ensure there is wording that says attorney's fees will be paid by the resident violating the ordinance. And, the State says fines can be as high as \$10,000.00 for violation of resource protected areas.
- Consider removing the second bullet in the Density Standards section as it could be confusing when considering the subdivision statute. Bill shared that the challenge is that the law continues to change and the proposed law changes could change the density mandates yet again.
- Bill suggested rethinking the grandfather clause and refer to the document he provided that Camden and Lincolnville use. This suggestion is being made based on case law that has happened over the years.
- Bill counseled that the Comprehensive Plan document is not useful in today's town structures and a master plan for a particular area is more effective. He does not see value in updating the Comprehensive Plan and suggested retiring the document.

3. Approval of August 4, 2026, regular meeting minutes

Motion by Linda Cook and second by Jim Connors to accept the August 4, 2026, Planning Board meeting minutes as written. Motion adopted 5-0.

4. Review of applications and questions

- **Naomi Robinson**, 1587A Waterville Rd, map 2, lot 24.5
 - Presented
 - Completed application to add 224 square feet (16' x 14') living room addition.
 - Deed, document #12668.
 - Permission letter from homeowner (her mother) to modify the home.

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- Subsurface Wastewater permit #361.
- ***Motion by Mike Hodgdon and second by Linda Cook to issue the permit based on the application provided. Motion adopted 5-0.***

5. Other Business

- Jim Connors will not be at the September 1st and 15th meetings.

6. General Comments from the public

- None

7. Adjournment

Motion by Jim Connors and second by Mike Hodgdon, to adjourn the meeting at 7:21 pm. Motion adopted 5-0.

Meeting minutes documented by Holly Hilts.