

Planning Board Meeting Minutes for Town of Waldo

Tuesday, September 1, 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 7:00 pm. A quorum was validated with 4 Planning Board members and 1 Planning Board Alternates present:

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

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

2. Approval of August 18, 2026, regular meeting minutes

Motion by Linda Cook and second by Sue Blais to accept the August 18, 2026, Planning Board meeting minutes as written. Motion adopted 4-0.

4. Review of applications and questions

- **Rosamond Peters**, 112 E. Waldo Rd, map 5, lot 5.04
 - Presented solar application to add 720 square feet of ground mounted aerial solar panels with 12.5 feet maximum height:
 - Deed presented
 - Abutter letter dated August 17, 2026, was hand delivered to one abutter. Rosamond will hand deliver a letter to the other abutter and deliver a copy to the town office to be placed in the file with this application.
 - ***Motion by Mike Hodgdon and second by Linda Cook to approve the solar application provided with the condition that a copy of the abutter letter is provided to the Town Clerk. Motion adopted 4-0.***
- **Gary York and Brandon York**, map 6, lot 47.1
 - Presented an application to place a 2 bedroom, 1 bath, 14' x 60' mobile home and build 12' x 12' addition
 - Presented the deed
 - Gary will return after he obtains the following:
 - Sketch drawing
 - DOT entrance permit
 - Approved septic design

5. Other Business

- Land Use document review conducted using the changes Bill Kelly recommended
 - The Grandfather Clause section will be reviewed at the next meeting
 - Holly will research the content in 30-A MRS 4452 to determine if the State defines the fines and penalties or if the Planning Board will need to add further clarification to this section

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6. General Comments from the public

- None

7. Adjournment

***Motion by Sue Blais and second by Linda Cook, to adjourn the meeting at 8:45 pm.
Motion adopted 4-0.***

Meeting minutes documented by Holly Hilts.