

Planning Board Meeting Minutes for Town of Waldo

Tuesday, September 15, 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 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 September 1, 2026, regular meeting minutes

Motion by Mike Hodgdon and second by Linda Cook to accept the September 1, 2026, Planning Board meeting minutes as written. Motion adopted 4-0.

3. Review of applications and questions

- None

4. Other Business

- Land Use document review conducted using the changes Bill Kelly recommended
 - Holly confirmed that 30-A M.R.S. § 4452 establishes the State-defined fines and penalties applicable to land use violations. The Land Use Ordinance's reference to this statute appropriately addresses fines and penalties and provides the Code Enforcement Officer with the authority to enforce violations in accordance with State law.
 - Density Standards section will be updated to state that a maximum of three dwelling units are allowed on a conforming property if water and wastewater conditions can be met.
 - The Grandfather Clause section will be modified to state something to the effect that a nonconforming lot may be modified if it does not create a condition that worsens an existing legally nonconforming situation.
- Holly will not be at the October 20th meeting. If someone wants to audio record the meeting, Holly will product the minutes from the recording; otherwise, someone else will need to document the meeting minutes.
- Linda will be out for 8 weeks beginning October 28th.

5. General Comments from the public

- None

6. Adjournment

Motion by Mike Hodgdon and second by Sue Blais, to adjourn the meeting at 8:25 pm. Motion adopted 4-0.

Meeting minutes documented by Holly Hilts.