



TOWN OF BREMEN
P.O. Box 171~ Bremen, ME 04551

Walter Voskian, Chair
Steve Wallace, Vice Chair
Jack Boak, Board Member
John Clapp, Board Member
Walter Radloff, Board Member
Justin Stailey, Board Member
Floyd Gent, Board Member
Mary Berger, Alt. Member
Deborah Roll, Alt. Member

Bremen Planning Board Meeting Minutes Tuesday, June 20 at 7:00 p.m.

1. Attendance

Members Present: Walter Voskian, Chairman; Steve Wallace, Vice Chairman; Mary Berger, Alternate Member; Jack Boak; John Clapp; Floyd Gent; Deborah Roll, Alternate Member

Also Present: Applicants Margaret Sudrabin; Emily Sudrabin; and Emily Ehrenfeld; Cheryl Ferrara, Recording Secretary

2. Meeting called to order at 7:03 p.m.

Chairman Voskian read his two opening statements. A quorum was present. He appointed alternate members Roll and Berger as regular members for this meeting.

3. Adjustments to Agenda

Moved approval of the May 2023 minutes to a later date. Moved approval of the April minutes later on in the meeting.

4. *On a motion duly moved by Floyd Gent and seconded by Steve Wallace, the Board approved the minutes of April 2023 approved unanimously. The motion passed on a roll call vote.*

5. Applications for Review

Margaret Sudrabin, Map 006, Lot 008-00A, Erosion Control Measures and Shoreline Steps

Chairman Voskian determined that no Planning Board members had a conflict of interest with regard to this application.

Finding of Fact:

Margaret Sudrabin has proposed the installation of three "infiltration steps" on the shoreline of the west side of her Pemaquid Pond Island, to control shoreline erosion and to provide a safe walkway to and from a cabin located on the island. This project was the subject of an informal Planning Board discussion with Ms. Sudrabin in April 2023.

The proposed project would be in the Residential District of the Shoreland Zone, and the applicant has included a description of the project, a site plan, a site elevation, photos, a

deed, a list of abutters and other documents along with DEP's permit-by-rule acceptance of the project.

The applicant has proposed that the steps be made of Angelique wood, which according to the applicant is rot resistant and safe for the environment. Each step would be three-feet-wide and 3.5-feet-deep, with a six- to eight-inch rise per step. The outer edge of each step would be six inches by six inches or eight-inch-by-eight-inch timbers, and each step will be about 3.5 feet apart. The steps would cover an 11-foot distance and about 31.5 square feet. The applicant has stated that no vegetation exists where the steps will be located – just roots and rocks – that the project will not involve any earth moving activity, and that steps will be placed to negotiate exposed roots, rocks, and the electric cable that brings power to the island. The applicant has stated that the area within the timbers will be lined with non-woven geotextile fabric, filled with one inch of stone, and that the steps would be anchored with metal rods through drilled holes.

For safety purposes, the applicant has proposed the installation of a powder-coated hand railing to be placed in pre-drilled holes in the ledge outcropping. Maine DEP has accepted the project under permit-by-rule, and the documentation to that effect was included in the package.

The applicant has stated that the half-acre island is 75 feet wide at its widest point. The only structure on the island is a 32-foot by 24-foot or 768-square-foot cabin that is about 22 feet, 8 inches from the normal high-water mark.

The Planning Board's authority to make a determination on this application is based on Section 15 B (12) and Section 14, Table 1, Line 15 of the Shoreland Zoning Ordinance. The Planning Board approved a similar project proposed by the applicant in September 2016 involving three granite steps, but because of circumstances beyond the applicant's control, the permit expired under Section 16 F of the SZO. Planning Board members Gent and alternate member Berger representing the board accompanied by the applicant visited the island on June 17, 2023. This ends the finding of fact.

The waivers were reviewed.

On a motion duly made by Steve Wallace and seconded by Jack Boak, the board approved the waivers and determined the application was ready for review. The motion passed unanimously on a roll call vote.

The Board discussed applicable ordinances.

On a motion duly moved by Mary Berger and seconded by Floyd Gent, the Board accepted the application as presented extending the width from three feet to four feet with as many as four steps and adding a hand railing, The one condition was the requirement for photos of the site at the conclusion of the project under Section 16 C (5) of the Shoreland Zoning Ordinance. The motion passed unanimously on a roll call vote.

Chairman Voskian did not offer a conclusion of Law.

Elizabeth Ehrenfeld Map 004, Lot 083, 16 Elizabeth Lane, Installation of a seasonal dock

Finding of Fact:

The applicant is proposing to install a four-foot by 20-foot seasonal dock complex on Webber Pond. The applicant originally proposed the installation of a gravel pad to accommodate a kayak rack. The applicant subsequently removed the pad from the application with the result that the application now only proposes the installation of a seasonal dock. The dock, manufactured by Great Northern Docks, will consist of two 4'x10' sections plus a set of three to four stairs. The dock consists of eight legs that will rest on feet that are pictured in the application that in turn will rest on the floor of the pond. According to the applicant, the dock complex will be for seasonal, recreational use by family and friends. It will be installed in the spring and removed at the end of the summer and stored on the property. The components will consist of an aluminum frame and composite decking. The dock complex will be in the Residential District of Shoreland Zone. The property is 1.38 acres or 60,112.8 square feet, a legal non-conforming lot, with 100 feet of waterfront and 105 feet of road frontage on Route 32, according to the application. No structures are on the lot, but a residence and a dock are on the abutting lot at Map 003, Lot 083-001, which is owned by the same family. The only existing modification to the site consists of a rough, lightly vegetated driveway that extends from Route 32. According to the applicant, no vegetation will be removed or disturbed in connection with the project.

The applicant has provided a list of abutters, one of whom is the same family that owns the lot in question. The applicants state there are no proposed or existing easements, covenants or deed restrictions. The Planning Board's legal jurisdiction on this issue derives from Section 14, Table 1 number 16 of the Shoreland Zoning Ordinance and the items listed under 15 (C) of the SZO. Planning Board members Gent, Radloff and Voskian, and alternate members Berger and Roll visited the site on June 17, 2023, accompanied by an agent and members of the family.

The waivers were reviewed.

On a motion duly made by Jack Boak and seconded by Floyd Gent, the board approved the waivers and determined the application was ready for review. The motion passed unanimously on a roll call vote.

The Board discussed applicable ordinances.

On a motion duly moved by Steve Wallace and seconded by Mary Berger, the Board accepted the application as presented to allow the installation of a seasonal dock and the only additional condition will be to provide photos of the completed project to the town office within 20 days of completion in accordance with Section 16 C (5) of the Shoreland Zoning Ordinance. The motion passed unanimously on a roll call vote.

Chairman Voskian did not offer a conclusion of Law.

6. Other Planning Board Business

According to Planning Board Bylaws, elections for the Planning Board chairman and vice chairman will be held at the July meeting.

Vice Chairman Steve Wallace, who is leaving the board, was thanked for his service.

At the site visits, Board members were asked to wait to ensure that all members are able to leave the site.

A discussion on the Otter AI process ensued with the result that approval of the May minutes would be move forward until the next meeting after discussion with the Board of Selectmen.

There being no further business, the meeting adjourned without a vote at 8:15 p.m.

FOR BREMEN PLANNING BOARD:



Walter Voskian, Chairman

Steven Wallace, Vice Chairman

Jack Boak

John Clapp

Floyd Gent

Walter Radloff

Justin Stailey

Mary Berger, Alternate

Deborah Roll, Alternate

These minutes do not represent the full extent of discussion on these agenda items.