



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, May 9, 2023, at 7:00 p.m.

1. Attendance

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

Also Present: Selectman Steve Page; Town Clerk Melanie Pendleton (via zoom); Keena Cates, Recording Secretary

2. Meeting called to order at 7:04 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 April 2023 minutes to the June meeting.

4. Application for Review

Walter and Mary Voskian, Map 003 Lot 31, Install stairs and two platforms with access to Webber Pond.

In view of his obvious conflict of interest, Chairman Voskian recused himself and took a seat in the audience. No other members had a conflict of interest. Vice Chairman Wallace assumed the chair for discussion of this application.

The Voskians are proposing to construct a stairway complex consisting of 12 stairs and two small platforms: one at the midpoint of the stairway and another at the lower pond end to provide safe shoreline access to their dock on Webber Pond. The stairway complex would be in the residential district of the Shoreland Zone. The Voskians appeared before the Planning Board in February for an informal discussion about the project. The proposed stairway and platforms would descend a steep shoreline slope with a drop of some six feet or more over approximately 20-plus horizontal feet, which is greater than a 20-percent slope. This makes it difficult, especially with wet ground. The stairway complex would begin from a relatively flat area about 30 feet from the northern property line and adjacent to their existing seasonal cabin. It would continue down to another relatively flat area near their existing stairway and dock. The existing dock and the portion of the existing stairway that protrudes over the edge of the water are removed in the offseason. The proposed stairway and the platforms would be

permanently secured to the ground and be constructed of wood. The new construction will be no wider than four feet, the same width as the existing stairway and dock. The new stairway would have a handrail for safety purposes. The project received a permit-by-rule from the Maine Department of Environmental Protection on March 28, 2023. Planning Board members Wallace, Radloff, Clapp, and Roll, accompanied by the applicants, visited the site on May 7, 2023. It was determined at the site visit that the new stairs will be secured to the ground using wooden or metal stakes. If metal stakes are used, they may be further secured by inserting them into holes drilled into the bedrock.

This ends the finding of fact.

The waivers were reviewed.

On a Motion duly moved by VC Steve Wallace and seconded by John Clapp, 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 Jack Boak, the Board accepted the application as presented with the condition that post construction photos be submitted 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.

Conclusion of law:

The Planning Board concludes that the applicants' proposal as presented in the application and clarified at the Board's meeting meets the relevant requirements of the Shoreland Zoning Ordinance and Land Use Ordinance. Such approval will be subject to any ordinance-based conditions imposed by the Board as stated in the minutes of the meeting. A letter will be sent out to that effect.

5. Other Planning Board Business

The Board discussed minutes and agenda changes.

Chairman Voskian reported on his meeting with the Lincoln County Regional Planning Commission, the need for freedom of access training, and the upcoming election.

VC Wallace discussed the Ordinance Review Committee, and a letter he sent to the Lincoln County News.

The Board discussed the recommendation of having "new builds" use communication lines that are placed in conduits rather than directly buried.

There being no further business, a motion was duly moved by Chairman Voskian and seconded by Jack Boak to adjourn the meeting at 8:01 p.m. The motion passed unanimously on a roll call vote.

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.