



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

Mark Tenney, Interim Chair
Floyd Gent, Vice Chair
Jack Boak, Board Member
John Clapp, Board Member
Walter Radloff, Board Member
Justin Stailey, Board Member
Mary Berger, Alt. Member
Deborah Roll, Alt. Member

Bremen Planning Board Meeting Minutes Tuesday, April 9, 2024, at 7:00 p.m.

1. Attendance

Members Present: Mark Tenney, John Clapp, Jack Boak (via ZOOM), Justin Stailey (via ZOOM), and Mary Berger, alternate.

All others present: Stan Waltz, CEO; Ken York, representing Carol Knapp; Steve Wallace, representing National Audubon Society; Eric Snyder, Audubon (via ZOOM), Cheryl Ferrara, recording secretary.

2. Meeting called to order at 7:01 p.m.

Interim Chair Mark Tenney appointed Mary Berger as a regular member for this meeting. He established that a quorum was present.

3. Adjustments to Agenda

There were no adjustments to the agenda.

4. Permit Applications

1 – Carol Knapp of 916 Biscay Road applied for a permit to replace a garage currently on posts in the Shoreland Zone with a new garage on a concrete slab. Her representative Ken York described the project.

The interim chair established that the Planning Board had jurisdiction to hear this application. PB members Mark Tenney and Mary Berger visited the site on April 7, 2024.

On a motion duly moved by John Clapp and seconded by Mary Berger, the Planning Board determined that the application was complete and ready for review. The motion passed 5-0 on a roll call vote.

The garage will be 20'x20' on a cement pad and will be placed 134 feet from the water at its closest point. The garage will be raised 6 inches above the current structure with geotextile fabric under gravel around the sides. There will be no plumbing in the structure. The CEO confirmed that the combination of all impermeable surfaces on the lot would remain under the 20-percent allowed and that all other requirements of the Land Use Ordinance and Shoreland Zoning Ordinance had been met.

On a motion duly moved by Mary Berger and seconded by John Clapp, the Planning Board approved the application as presented on the condition that photographs of the completed project be present to the town within 20 days of completion. The motion passed 5-0 on a roll call vote.

2 – The National Audubon Society with facilities at 12 Audubon Road presented a Flood Hazard Development Application for review.

On a motion duly moved by John Clapp and seconded by Mary Berger, the Planning Board determined that the application was complete and ready for review. The motion passed 5-0 on a roll call vote.

The Flood Hazard Development Application is necessary for the Audubon Society to repair/rebuild and raise a boathouse structure and pier that were impacted by two January storms.

On a motion duly moved by John Clapp and seconded by Mary Berger, the Planning Board approved the Audubon Flood Hazard Development Application as presented. The motion passed 5-0 on a roll call vote.

5. Informal Discussion

Jacob and Hilary Braley, owners of property on Brigadoon Lane, are looking to subdivide their property into a minor subdivision. The board suggested the applicants should consider a mylar survey for the subdivision. The board suggested the applicant refer to the Subdivision Ordinance for more information as they prepare their formal application.

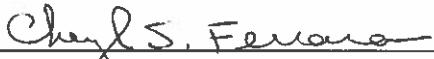
On a motion duly moved by Mark Tenney and seconded by Jack Boak, the Planning Board tabled the discussion pending additional information. The motion passed 5-0 on a roll call vote.

6. Other Planning Board Business

On a motion duly moved by Mary Berger and seconded by Mark Tenney, the Board approved the minutes of March 12, 2024. The motion passed 5-0 on a roll call vote.

There being no further business, a motion was duly moved by Jack Boak and seconded by John Clapp to adjourn the meeting at 8:03 p.m. The motion passed 5-0 on a roll call vote.

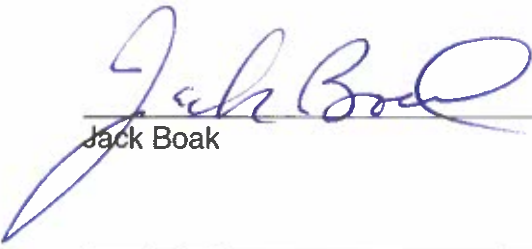
A TRUE RECORD ATTEST:


Cheryl Ferrara, Deputy Town Clerk

FOR BREMEN PLANNING BOARD:


Mark Tenney, Interim Chairman

Floyd Gent, Vice Chairman



Jack Boak

John Clapp

Walter Radloff

Justin Stailey



Mary Berger, Alternate

Deborah Roll, Alternate