



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

Mark Tenney, Interim Chair
Vacant, Vice Chair
John Clapp, Board Member
Robin Lailer, Board Member
Walter Radloff, Board Member
Justin Stailey, Board Member
Vacant, Board Member
Mary Berger, Alt. Member
Deborah Roll, Alt. Member

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

1. Attendance

Members Present: Mark Tenney; Robin Lailer; Mary Berger, alternate; and Deborah Roll, alternate.

All others present: Town Attorney Peter Drum; Jacob Braley, applicant; Susan Reny and Matthew Hall, applicants; Dorothy and George McBrien, applicants; and Cheryl Ferrara, recording secretary.

2. Meeting called to order at 7:26 p.m.

Interim Chair Tenney appointed Mary Berger and Deborah Roll as regular members for this meeting. He established that a quorum was present.

3. Adjustments to Agenda

Interim Chair Tenney moved the application for Matthew Hall to the second on the agenda. The Town Attorney requested an Executive Session prior to hearing the Braley application.

4. Permit Applications

1 – George and Dorothy McBrien, 65 Brigadoon Lane, Map 006, Lot 045-005

The McBrien's are requesting review and approval for the addition of a 10' x 12' mudroom/greenhouse to an existing structure. The board reviewed the application and discussed the following conditions: 1) Prior to issuance, the applicants produce a drawing to accompany the application showing the Shoreland Zone setbacks and setbacks for all structures. 2) The applicants show proof that the exposed drain line has been filled in and landscaped. 3) The applicants show proof that accommodation has been made for fire truck access and turnaround. 4) Photos of the finished project be provided to the town within 20 days of completion.

Upon review and with a motion duly moved by Mary Berger and seconded by Robin Lailer, the Planning Board approved the application with the above conditions. The motion passed 4-0.

2 – Susan Reny and Matthew Hall, 135 Fogler Road, Map 006, Lot 003-00A

The applicants are requesting review and approval for a 10' x 25' detached deck next to an existing cottage of which 10' x 12' will be covered and screened and 10' x 13' will be open decking. The board discussed location and total footprint of all structures.

Upon review and with a motion duly moved by Robin Lailer and seconded by Mary Berger, the Planning Board approved the application with the condition that photos of the finished project be provided to the town within 20 days of completion. The motion passed 4-0.

3 – Jacob Braley, Brigadoon Lane, Map 006, Lot 003-00A

Mr. Braley is requesting approval of a minor subdivision for one of his two properties located on McCurdy Pond.

The Town Attorney requested that the board move to an Executive Meeting at 8:05 p.m.

The board returned from the Executive Meeting at 8:16 p.m. and continued with the regular meeting.

On a motion duly moved by Mary Berger and seconded by Robin Lailer, the Planning Board waived the requirement for a wetland delineation from the subdivision application. The motion passed 4-0.

On a motion duly moved by Mark Tenney and seconded by Mary Berger, the Planning Board waived the requirement to depict any streams or other water bodies on or running through the property from the subdivision application. The motion passed 4-0.

On a motion duly moved by Mark Tenney and seconded by Mary Berger, the Planning Board waived the requirement for contours on the property from the subdivision application. The motion passed 4-0.

On a motion duly moved by Mary Berger and seconded by Deborah Roll, the Planning Board waived the erosion and sedimentation control plan from the subdivision application. The motion passed 4-0.

On a motion duly moved by Mark Tenney and seconded by Mary Berger, the Planning Board waived the requirement for a stormwater management plan from the subdivision application. The motion passed 4-0.

On a motion duly moved by Mark Tenney and seconded by Mary Berger, the Planning Board waived the requirement for road design standards and conditions from the subdivision application. The motion passed 4-0.

The board continued to discuss items needed on the survey. The applicant will need to return to the Planning Board once the survey is completed. The board then can continue to review the application and vote on the minor subdivision.

5. Other Planning Board Business

On a motion duly moved by Mary Berger and seconded by Robin Lailer, the Board approved the minutes of June 13, 2024, as presented. The motion passed 4-0.

On a motion duly moved by Robin Lailer and seconded by Mary Berger, the Board tabled taking a vote on the new chair and vice chair of the board. The motion passed 4-0.

There being no further business, a motion was duly moved by Robin Lailer and seconded by Mary Berger to adjourn the meeting at 8:35 p.m. The motion passed 4-0.

A TRUE RECORD ATTEST:

Cheryl S. Ferrara
Cheryl Ferrara, Deputy Town Clerk

FOR BREMEN PLANNING BOARD:

Mark Tenney
Mark Tenney, Interim Chairman

John Clapp

Robin Lailer

Walter Radloff

Justin Stailey

Mary Berger, Alternate

Deborah Roll, Alternate