



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

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

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**Bremen Planning Board Meeting Minutes  
Tuesday, January 14, 2025, at 7:00 p.m.**

**1. Attendance**

Members Present: Mark Tenney, Nicholas Delprete, Walter Radloff, John Clapp, Robin Lailer, and Mary Berger, alternate

All others present: Matt and Gigi Ravenhall, applicants; Mark Tomlin, applicant; David Adkins, Tom Papell, Hank Nevins, and Walter Voskian

**2. Meeting called to order at 7:00 p.m.**

Interim Chair Tenney established that a quorum was present.

*On a motion duly moved by Nick Delprete and seconded by John Clapp, the Planning Board approved allowing Mary Berger to be a full participating member for this meeting. The motion passed unanimously by a vote of 6-0.*

**3. Adjustments to Agenda**

There were two additions to the agenda: the 2025 planning board budget and the 2025 annual report submission.

**4. Permit Application**

**1) New home construction – Mark S. Tomlin, Heath Road, Map 008, Lot 002-00F**

Mr. Tomlin is requesting approval to construct a 24' X 36' traditional colonial timber frame, 3-bedroom home on a slab foundation. The lot is 21.33 acres within the Shoreland Zone. The structure will be located greater than 150 feet from the normal high-water line. Mark Tenney, Nick Delprete and Mary Berger visited the site on January 12, 2025. The site is already cleared and there is an existing driveway with a greater than 20-foot turnaround, an existing well, and an existing shallow concrete distribution box with leach field.

The board discussed making sure the to-be-determined contractor would incorporate erosion control at the site; that the setback from house to leach field was a minimum of 20 feet for a pipe and stone system; and that the existing leach field has not been compromised. They asked the applicant to be sure the septic was sized for 3 bedrooms.

*On a motion duly moved by Nick Delprete and seconded by John Clapp, the Planning Board approved the home construction with the condition that the house and leach field have a 20-foot separation and fit in the area approved and that*

***proof be provided that the leach field has not been compromised. The motion passed unanimously by a vote of 6-0.***

**2) New Seasonal Cabin and Driveway – Matthew and Gigi Ravenhall, Turner Road,  
Map 010, Lot 012**

The Ravenhalls are requesting approval of a 10-foot-wide by 400-foot-long driveway along the western property line to a proposed building site. The proposed seasonal cabin would be a timber framed, 16' X 20' cabin. The Ravenhalls do not currently have a septic design, pending preliminary approval of their project. The lot is approximately 12 acres with approximately 80+ percent in wetlands. Mark Tenney, Nick Delprete and Mary Berger visited the site on January 12, 2025.

The board discussed the need for the Ravenhalls to have a survey of the wetlands that clearly shows that a building could be place at least 150 feet from the wetland. The board also discussed the current driveway and the need for a curb cut and driveway permit from the state.

***On a motion duly moved by Mark Tenney and seconded by Robin Lailer, the board tabled discussion of the permit until the wetland has been definitively measured and any necessary state permits have been obtained. The motion passed unanimously by a vote of 6-0.***

**5. Public Comment**

Hank Nevins asked the board to consider that the Ravenhall's property is listed as non-buildable by the town's assessor.

Tom Papell asked that the town consider changing the Land Use Ordinance to reflect that fire trucks are now larger and a 20-foot turnaround for emergency vehicles is too small.

**6. Other Planning Board Business**

Robin Lailer offered to help with creating the board's 2025-2026 budget.

John Clapp and Mary Berger offered to help with the board's annual report article.

***On a motion duly moved by Mark Tenney and seconded by Nick Delprete, the Board approved the October 2024 minutes as written. The motion passed unanimously by a vote of 6-0.***

***On a motion moved by Nick Delprete and seconded by John Clapp, the board accepted the nomination of Mark Tenney as board chairman. The motion passed unanimously by a vote of 6-0.***

***On a motion moved by Mark Tenney and seconded by Robin Lailer, the board accepted the nomination of Nick Delprete as board vice chairman. The motion passed unanimously by a vote of 6-0.***

John Clapp asked if the board would consider reengaging the consultant previously used for reviewing applications. The board discussed making sure a consultant is budgeted.

Mark Tenney suggested Nick Delprete and Robin Lailer look into taking the MMA Planning Board training.

***There being no further business, a motion was duly moved by John Clapp and seconded by Robin Lailer to adjourn the meeting at 8:24 p.m. The motion passed unanimously by a vote of 6-0.***

**A TRUE RECORD ATTEST:**

Cheryl S. Ferrara  
Cheryl Ferrara, Deputy Town Clerk

**FOR BREMEN PLANNING BOARD:**

Mark Tenney  
Mark Tenney, Interim Chairman

John Clapp  
John Clapp

Nicholas Delprete  
Nicholas Delprete

Robin Lailer  
Robin Lailer

Walter Radloff  
Walter Radloff

Justin Stailey  
Justin Stailey

Mary Berger, Alternate  
Mary Berger, Alternate