



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

*Walter Voskian, Chair
Thomas Kronenberger, Co-chair
Blair Kauffman, Board Member
Autumn Mahoney, Board Member
Jack Boak, Board Member
Steven Wallace, Board Member
David Adkins, Board Member
Vacant, Alternate Member
Vacant, Alternate Member*

**Bremen Planning Board
Meeting Minutes**

December 19, 2017 at 7:00pm – Bremen Town Office

**Due to inclement weather the December 12, 2017 meeting was rescheduled for
December 19, 2017**

I. ATTENDEES:

Bremen Planning Board Members: Chairman Walter Voskian; Co-Chairman Tom Kronenberger; David Adkins; Jack Boak; Blair Kauffman; Steve Wallace; Selectmen Representative, Wendy Pieh; Cindi Hasty Recording Secretary.

Absent: Autumn Mahoney.

Members of the Public: Michael Hall, Applicant; Susan Metzger, Agent
II. Meeting called to Order at 7:00 p.m.

III. Adjustments to Agenda

Chairman Voskian noted that discussion of a possible vendor ordinance will be deferred until the January meeting when the Consultant, who has researched the issue, will be able to attend.

IV. Approval of Minutes

After determining that there were no corrections or amendments to the minutes, on a motion duly made and seconded, it was voted unanimously to approve the November 14, 2017 Regular Planning Board Minutes. The minutes were signed by the members present.

V. Applications for Review

1. Michael & Liza Hall- Map 003, Lot 027 otherwise known as 977 Waldoboro Road; construction of 16 x 24-foot accessory structure.

The application for review is for an accessory structure or boathouse/shed. The applicants Michael and Liza Hall are represented by Agent, Susan Metzger. The lot comprises 38 acres and is designated as Map 003, Lot 027

but it straddles Map 3 & 6. The address is 977 Waldoboro Road. According to FEMA's National Flood Hazard Map, the area is located in the "minimal flood hazard" zone. The application is for the construction of a 16 x 24-foot two-story boathouse/shed with the height of 22 foot 4 inches within the Residential District of the Shoreland Zone on McCurdy Pond. At its 13 June 2017 meeting, the Planning Board approved an application for a 20 x 12 foot shed with height of 12 feet 6 inches for the same area. In connection with that approval, Board members Voskian, Kronenberger, Wallace, Kauffman, Boak and Adkins conducted a site visit on 11 June 2017 accompanied by agent Susan Metzger. According to the site plan, that proposed shed was to be located at a site more than the 150-foot setback from the high-water line of McCurdy Pond but within the 250-foot Shoreland Zone.

Chairman Voskian asked if there were any additional comments from the applicant or agent but there were no additional comments.

The Chairman noted that the application appeared to fall under Sections 15 B and 16 D of the Shoreland Zoning Ordinance. The new site plan proposed to construct the 16 x 24-foot boathouse/shed near the same location as the previously proposed and approved shed. This placement would put the proposed boathouse/shed outside the required 150-foot setback from the normal high-water line of McCurdy Pond. According to the notes on the site plan, the proposed structure will be about 175 feet from the shore of the pond, about 200 feet from the north property line, about 400 feet from the south property line and 2,600 feet from Route 32. But given the presence of a wetland in the southwest corner of the subject property as depicted on the Town Zoning Map, Chairman Voskian proposed that the Planning Board may want to consider requiring that the new proposed boathouse meet the 150-foot setback requirement from the identified wetland, as well as the 150-foot setback from the normal high-water line of McCurdy Pond. According to the site plan, the site for the structure appears to meet those conditions.

Chairman Voskian asked what foundation materials would be used. Ms. Metzger stated that the structure will not have a foundation, it will be built on piers, thus there will be very little excavation. Chairman Voskian also inquired whether the structure would be constructed on site or moved onto the property. Mr. Hall confirmed that the structure would be built on site.

After discussion the Planning Board determined that the application met the conditions of Sections 15 B and 16 D of the Shoreland Zoning Ordinance.

The Planning Board also discussed imposing the following conditions:

- That the proposed new boathouse/shed is the only structure intended for construction on this property, and the previous application and permit for a shed approved by the Planning Board would be hereby nullified.

- The proposed boathouse/shed would have no plumbing or electric hook ups and no cooking, sleeping, or toilet facilities; the inclusion of such facilities would put the structure in the category of a residential dwelling unit.
- In accordance with Section 15 B (3) of the Shoreland Zoning Ordinance the proposed boathouse/shed should be placed at least one foot above the 100-year flood mark.
- If any repairs to the existing road that provides access to the site are located within the 250-foot Shoreland Zone a new and separate application must be submitted to the Planning Board.
- That the proposed boathouse/shed must meet the setback requirement from the normal high-water line and any other water bodies, such as wetlands as presented in Section 15 B (3) of the Shoreland Zoning Ordinance, and that the Code Enforcement Officer will perform an inspection to ensure that such setbacks are met.
- Hay bales and silt fences be placed prior to construction and maintained during and after construction for one season to prevent the water bodies from siltation.

Planning Board member Wallace inquired if improvements to the access road had been done. Mr. Hall stated that they had been completed and that there were no improvements within the restricted 250-foot shoreland zone. The reason for the inquiry was to confirm that emergency vehicles could access the proposed structure if needed.

A motion duly noted and seconded that the Planning Board approve this application for the construction of the proposed 16 x 24-foot boathouse/shed under Section 15 B and 16 D of the Shoreland Zoning Ordinance. Imposed are the following conditions:

- **That the proposed new boathouse/shed is the only structure intended for construction on this property, and the previous application and permit for a shed approved by the Planning Board are hereby nullified.**
- **The proposed boathouse/shed will have no plumbing or electric hook ups and no cooking, sleeping, or toilet facilities; the inclusion of such facilities would put the structure in the category of a residential dwelling unit.**
- **In accordance with Section 15 B (3) of the Shoreland Zoning Ordinance the proposed boathouse/shed should be placed at least one foot above the 100-year flood mark.**
- **If any repairs to the existing road that provides access to the site are located within the 250-foot Shoreland Zone a new and separate application must be submitted to the Planning Board.**
- **The proposed boathouse/shed must meet the setback requirement from the normal high-water line and any other water**

bodies, such as wetlands as presented in Section 15 B (3) of the Shoreland Zoning Ordinance, and that the Code Enforcement Officer perform an inspection to ensure that such setbacks are met.

- Hay bales and silt fences be placed prior to construction and maintained during and after construction for one season to prevent the water bodies from siltation.

Vote: 6-0 Motion passes unanimously.

**VI. Comments and Questions:
None**

VII. New Business:

None

VIII. Old Planning Board Business:

None

IX. Other Planning Board Business:

Chairman Voskian noted that he attended the 16 November Selectmen's meeting and that Co-Chairman Tom Kronenberger attended the 7 December 2017 Selectmen's meeting where both brought the Selectmen up to date on the Planning Board deliberations and findings. At the 16 November meeting Chairman Voskian walked the Selectmen through the multi-month process involved in a decision on a change of use application. This was done in an effort to demonstrate the complexities of some of the Planning Board's deliberations, necessitating close collaboration with the Town Attorney, while accommodating externally imposed delays.

Chairman Voskian also informed the Planning Board members of the resignation of Dede Heath as an alternate member of the Planning Board creating another alternate vacancy. As noted last month, the need for alternates will be even greater during the upcoming winter months. Chairman Voskian reported he had been contacted by one citizen who has expressed interest in becoming an alternate member and that has been passed along to the Board of Selectmen.

Discussion followed regarding whether the Planning Board has the authority to grant waivers or variances to applicants under certain conditions. Clarification

was offered that the Planning Board has the authority to waive certain requirements in relation to an application, under provisions of some ordinances, but variances can only be granted by the Appeals Board.


Meetings/Events Calendar

December 29, 2017 – *Applications for building permits to be considered at the next Planning Board meeting must be filed with the Town Office by 2:00 p.m.*

January 07, 2018 – *Site Plan Visits (if any) 3:00 p.m.*

January 09, 2018 – *Planning Board Meeting 7:00 p.m. Bremen Town Office.*

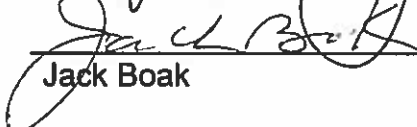
BREMEN PLANNING BOARD:



Walter Voskian, Chairman



Tom Kronerberger, Co-Chairman



Jack Boak

David Adkins



S. Blair Kauffman



Autumn Mahoney



Steve Wallace

Respectfully submitted,
Cynthia Hasty
Recording Secretary

