



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

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

---

### **Bremen Planning Board May 13, 2025, at 7:00 p.m.**

**1. Attendance**

Members Present: Mark Tenney, Nicholas Delprete, Walter Radloff, John Clapp, and Justin Stailey

**Others Present:**

Peter Drum, Town Attorney; Will Gartley of Gartley & Dorsky Engineering & Surveying, Inc., representing the applicants; and Walter Voskian

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

Chair Mark Tenney began the meeting by announcing that a quorum of members was present and there were no changes to the agenda.

**3. Application for Review**

Will Gartley of Gartley & Dorsky Engineering & Surveying, Inc., representing the applicant, The Susan Lawrence Family Trust, presented an application for a pier to be built at 312 Heath Road, Map 008-006, in the Shoreland Zone Residential District. The pier would include a 6-foot by 50-foot pier with a 3.5-foot by 40-foot seasonal gangway and a 12-foot by 20-foot float. Also included would be a 4-foot by 12-foot landing and a 4-foot by 5.4-foot set of wooden stairs leading down to the pier. The application included a Flood Hazard Development Application.

The application contained the Maine DEP and U.S. Army Corps of Engineers permits. From the site visit, members noted that the pier would be built inside the ledge and not in deep water. The site visit also allowed members to view area piers and determine that the proposed pier was designed to esthetically match piers in the region.

It was determined that the float would be towed or moored seasonally.

Attorney Peter Drum confirmed, that in his opinion, the permit met all requirements in the town's ordinances. Planning Board members concurred.

***On a motion duly moved by John Clapp and seconded by Walter Radloff, the Planning Board accepted the application as complete and ready for review. The motion passed unanimously by a vote of 5-0.***

***On a motion duly moved by Nick Delprete and seconded by Walter Radloff, the Planning Board reviewed and accepted without conditions the Flood Hazard Development Application. The motion passed unanimously by a vote of 5-0.***

The Board discussed conditions regarding the construction application, noting that the Maine DEP and Army Corps of Engineers set standards for installation in both wet and dry areas. Some multi-floral invasives were observed on the site visit. The Planning Board determined the applicants would need to remove the invasives and destroy them off-site as a condition of the permit.

***On a motion duly moved by John Clapp and seconded by Nick Delprete, the Planning Board accepted the application as submitted and as reviewed with two conditions: 1) that the multi-floral invasives removed during construction be destroyed off-site, and 2) that photographs of the completed project be submitted to the Town Office within 20 days of completion. The motion passed unanimously by a vote of 5-0.***

**4. Public Comment**

Chairman Tenney asked if there were any public comments before moving into other board business. There were no public comments.

**5 Other Planning Board Business**


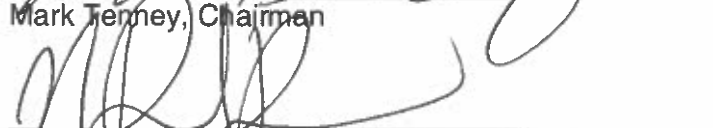
***On a motion duly moved by Walter Radloff and seconded by John Clapp, the Planning Board approved the March 11, 2025, minutes with two name corrections as noted. The motion passed unanimously by a vote of 5-0.***

***There being no further business, a motion was duly moved by Walter Radloff and seconded by John Clapp to adjourn the meeting at 7:30 p.m. The motion passed unanimously by a vote of 5-0.***

**A TRUE RECORD ATTEST:**

  
Cheryl Ferrara, Deputy Town Clerk

**FOR BREMEN PLANNING BOARD:**

  
Mark Tenney, Chairman  
  
Nicholas Delprete, Vice Chairman

---

John Clapp

---

Robin Lailer

*Walter Radloff*  
Walter Radloff

---

Justin Stailey

*Mary Berger*  
Mary Berger, Alternate