



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

*Wayne Barber, Board Member
Steve Barnes, Board Member
Mary Berger, Board Member
Susan Carr, Board Member
Bennett Collins, Board Member
Isobel Curtis, Board Member
Hal D'Alby, Board Member
Debora Elliott, Board Member
Cheryl Ferrara, Board Member
Martha Frink, Board Member
Charles Miller, Board Member*

**Summary Bremen Comprehensive Plan Committee
Thursday, May 28, 2026, at 6:00 p.m.**

Committee Members Present: Wayne Barber, Steve Barnes, Susan Carr, Bennett Collins, Isobel Curtis, Hal D'Alby, Debora Elliott, Cheryl Ferrara, and Martha Frink

Others Present: Selectman Tom Papell, and from the public, Juanita Roushdy

SUMMARY

Working Group Reports:

Water Resources /Marine Resources

Mary Berger prepared a list of public access points for water access and recreation in Bremen. After reviewing the list, the Bridge at Heath Road and the Hay Property were added to saltwater access points. The committee discussed plotting the access points on a Bremen map similar to the one created by the Bremen Conservation Commission.

The points were as follows:

Saltwater: Town Landing, Storer Road, Creek Road, Bremen Long Island (2 locations), Bridge at Heath Road, and the Hay Property

Fresh Water: Biscay bridge over Pemaquid River on Biscay Rd at Bremen/Damariscotta town line, Weston Memorial Spring on Biscay Pond & Fogler Rd deeded to residents of Bremen for drinking water (now non-potable and sealed), Turner Road Causeway between Pemaquid & McCurdy Ponds, McCurdy Islands Preserve off Turner Road, Sara Weston Kent Preserve on McCurdy Pond, Pemaquid Pond Preserve off Turner Road, Wild Lily Preserve on Pemaquid Pond off Turner Road and Muscongus Pond Preserve off Shore Road

Martha Frink presented and explained a map locating barriers to water flow in Bremen. Martha will send a link for the map to committee members.

Bennett Collins discussed vernal pools and their significance. The Maine Department of Inland Fisheries and Wildlife (MDIFW) maps and rates high-value habitats known as "Significant Vernal Pools" (SVPs). These are protected under Maine's Natural Resources Protection Act (NRPA). Bennett felt the public should be educated on the significance of vernal pools and will look for more information to be included in the Comp Plan.

Martha Frink mentioned the 2004 Comp Plan stated (p 33): "Thanks to the requirement that well drillers submit information on new wells, the Maine Geologic Survey has collected data since 1988 on yields, the depth to water and bedrock." However, Martha did not find such a document in the town office. She suggested the committee recommend that new wells should have this information supplied to the Town of Bremen by the well drillers. The intent is to form or have a pattern of groundwater within Bremen's boundaries or where the water table is in that part of town.

Lakesofmaine.org was discussed as a resource that could prove helpful in providing water quality and access to Bremen ponds. This information from the 2004 Comp Plan will need to be updated.

Housing /Public Facilities and Services

Debora Elliott presented a partial write-up on Bremen's current housing using the required source: Maine State Housing Authority Comprehensive Plan Housing Data Set.

The committee discussed ways to involve public stakeholders in the future vision of housing needs, wants and desires. Newcastle's "workforce housing" places residents close to the twin cities downtown. Since Bremen does not have an area with that advantage or a means of public transportation, such housing seemed doubtful. The committee believed the term "workforce housing" was pejorative and would prefer any description of cluster housing, etc., be described as "affordable housing."

The committee questioned whether short-term rentals should be limited since they take inventory out of long-term rentals. Lowering taxes for all could make housing more affordable, but adding to the population could increase tax costs. Difficulties for older residents living in rural areas were discussed, and the question of assisted-living was mentioned as a possible solution. Again, discussion focused on the need for public input.

The consensus was that many of Bremen's housing issues could also be seen as social issues. Seeing housing as a difficult and complex problem, it was agreed that more public input was necessary to get an understanding of townspeople's preferences while gaining insight into the town's future needs.

Economy /Fiscal Capacity and Capital Investment Plan

Steve Barnes provided an outline for Fiscal Capacity and Economic Development and discussed the origins of land ownership and taxation. He explained that it is the community that sets the tax rate based on what townspeople value and are willing to pay for. Steve stressed that knowing the minds of residents will be the committee most valuable asset. His working group will provide a report at the next Full Committee meeting.

Historical and Archaeological Resources

This working group has been meeting with the Bremen Historical Society and will have a report at the next meeting. The committee agreed the history section should be at the beginning of the Comp Plan.

Survey Strategies

Steve Barnes explained his observations on the Comp Plan and public relations. For first steps, he proposed developing something to explore the desired direction residents have for the Comp Plan. He explained that if a good fiscal plan is to be developed, a first step would be to understand the social goals Bremen's residents want to embrace.

Hal D'Alby presented two survey drafts for discussion. He asked committee members to take the surveys themselves and let him know how they felt about them, either through email or at the next meeting. Hal will take those responses and other input to create a third draft for the June Full Committee meeting.

Martha Frink questioned how many people in Bremen are fisherman in light of the statement that Bremen is a fishing village. The survey could ask and answer that question. She also asked for a definition of a working waterfront. Steve Barnes provided one.

Committee members discussed three paths forward for a survey: 1 – See if it can be available at Chocolate Sunday; 2 – Set up a plan for neighbor outreach and canvassing throughout the community by committee members; and 3 – Hold a communitywide meeting for the purpose of having community members fill out the survey and participate in general discussion. A timeline of September was discussed. Chocolate Sunday is in August. Another suggestion was working with the Lincoln County News to spread the word about community involvement in the Comp Plan.

Actions Between Now and the Next Meeting:

- Working groups will work independently and prepare a (partial or interim) reports for the next Full Committee meeting.
- Hal D’Alby will present a third draft survey for review and discussion.
- A long-range, Full Committee meeting schedule will be established.
- For the survey, Cheryl Ferrara will make contacts regarding the Chocolate Sunday proposal, the “Open to the Community” event and any Lincoln County News involvement. All members will bring back ideas for other forms of outreach.

Future Meetings

A Full Committee meeting was suggested for **6 p.m. on Thursday, June 25, 2026**, in the Town Center meeting room. Committee members were asked to check their calendars.

Isobel Curtis suggested that a set schedule for future Full Committee meetings might make it easier for long-term planning. The last Thursday of each month seemed agreeable. A schedule will be sent to all members soon.