



Bremen Planning Board

Nicholas DelPrete, Chairman
Mark Tenney, Vice Chairman
John Clapp, Board Member
Henry D'Alby, Board Member
Robin Lailer, Board Member

Walter Radloff, Board Member
Justin Stailey, Board Member
Mary Berger, Alternate Member
Scott Menard, Alternate Member

Bremen Planning Board Meeting **Tuesday, May 12, 2026, at 7:00 p.m.**

Members Present: Nicholas DelPrete, Mark Tenney, Henry D'Alby, Robin Lailer, Justin Stailey, Walter Radloff and Mary Berger, alternate

Others Present: John Otterbein, applicant; and Debora Elliott

The meeting was called to order by Nicholas DelPrete, chairman, at 7:00 p.m.

Adjustments to Agenda:

There were no adjustments to the agenda.

Application for Review:

The applicant, John Otterbein, is seeking approval to build an addition to an existing structure located at 431 Fogler Road, Map 003, Lot 038-00A. The property is located in the Residential Shoreland Zone. Mr. Otterbein says he intends to convert the structure from a seasonal to year-round residence.

Mr. Otterbein described the project as Planning Board members reviewed the plans for the project. The Planning Board asked for an erosion control plan and asked if the applicant had an approved Growth Cap application. The roof's height also was discussed. The Planning Board confirmed the height could go to 25 feet.

During the conversation, Mr. Otterbein asked to add an addition to the proposed addition. Planning Board members explained that any alteration would require a new proposal that included all proposed additions.

On a motion duly moved by Hal D'Alby and seconded by Mark Tenney, the Planning Board agreed to table the application until the June 10, 2026, meeting. The motion passed unanimously by a vote of 6-0.

Nicholas DelPrete, chairman, explained that the deadline for materials to be discussed at the June meeting is Wednesday, May 27th, at 12 noon.

Other Business:

On a motion duly moved by Nicholas DelPrete and seconded by Robin Lailer, the Planning Board approved the April 14, 2026, minutes as written. The motion passed unanimously by a vote of 6-0.

Nicholas DelPrete presented a resubmitted drawing from Adam Maltese for an application previously approved for the property at 12 Ash Lane, Map 003, Lot 044. The Planning Board had requested the drawing as a condition of approval. The board agreed the drawing satisfied its request.

Nicholas DelPrete revisited an earlier discussion regarding streamlining the checklist for clarity. He said he has a copy of the previous checklist and prepared a Google.doc comparison for Planning Board members to review.

Hal D'Alby asked about the Planning Board being part of the planning for the town rather than just an enforcement arm. The following discussion ensued:

- Should more commercial be considered for the town?
- Since Bremen is known for recreation, should a focus be on recreational businesses?
- Could townspeople revisit their position on wet versus dry?
- Would the town benefit from a convenience store or café/restaurant like the Ro in Round Pond?
- What is the future of the Muscongus Club building?
- Could the fireworks prohibition be revisited?

On a motion duly moved by Hal D'Alby and seconded by Nick DelPrete, the Planning Board adjourned at 7:52 p.m. The motion passed unanimously by a vote of 6-0.

A TRUE RECORD ATTEST:


Cheryl Ferrara, Recording Secretary

FOR BREMEN PLANNING BOARD:

Nicholas DelPrete, Chairman



Mark Tenney, Vice Chairman

John Clapp

Henry D'Alby

Robin Lailer

Walter Radloff

Justin Stailey

Mary Berger
Mary Berger, Alternate

Scott Menard, Alternate