



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, April 14, 2026, at 7:00 p.m.**

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

Others Present: Sarah Fogler, applicant (via zoom); Adam Maltese, applicant representative; and Brett Jones, applicant representative for Paul Wood

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.

Applications for Review:

1 - Adam Maltese returned to discuss an application for Sarah Fogler and Beth Parker of 12 Ash Lane, Map 003, Lot 044, located in the Residential Shoreland Zone. The applicants are requesting approval to replace an existing foundation of piers and cribbing with a concrete slab. The applicants also are seeking approval to expand the existing mudroom/kitchen where an existing deck and steps are located on the land-side of the structure. The enclosure will not change the footprint of the existing structure. The application was tabled at the previous meeting pending a foundation plan.

On a motion duly moved by Mark Tenney and seconded by Nick DelPrete, the Planning Board accepted the requested foundation plan as part of the application. The motion passed unanimously by a vote of 6-0.

On a motion duly moved by Robin Lailer and seconded by Mark Tenney, the Planning Board approved the foundation replacement and the mudroom expansion where the existing steps and deck are located. The approval included two conditions: 1 - the board requested a resubmitted foundation plan to include the mudroom replacement area, and 2 -the applicants must provide photos of the completed project to the town office within 20 days of completion. The motion passed unanimously by a vote of 6-0.

2 – Brett Jones spoke as the representative for Paul Wood of 88 McCurdy Road, Map 006, Lot 019-010, located in the Residential Shoreland Zone. The applicants are requesting approval for two sets of steps off existing decks, one of the left side of the structure and one on the right side. The steps will not cause the structure to be any closer to the water.

On a motion duly moved by Robin Lailer and seconded by Nick DelPrete, the Planning Board accepted the application for review as presented. The motion passed unanimously by a vote of 6-0.

The board reviewed the submitted drawing with Brett Jones and determined that the expansion was less than 30-percent of the existing structure and would not place the completed structure closer to the water.

On a motion duly moved by Nick DelPrete and seconded by Hal D’Alby, the Planning Board approved the application as submitted for review. The approval included the condition that the applicants must provide photos of the completed project to the town office within 20 days of completion. The motion passed unanimously by a vote of 6-0.

Other Business:

On a motion duly moved by Hal D’Alby and seconded by Robin Lailer, the Planning Board approved the March 10, 2026, minutes as written. The motion passed unanimously by a vote of 6-0.

The board discussed streamlining the application checklist and better explaining the N/A and “Waiver” columns. Suggestions were to give instructions on N/As and “Waivers” at the beginning of the checklist; breaking out those questions dealing with commercial construction versus residential construction; and making the questions more encompassing. Checklist items could be broken into categories such as new builds, additions, and/or other.

Justin Stailey suggested looking at Google Work Space as a platform. Nick will upload the checklist to Google Docs and asked all members to look for ways to simplify and make the checklist better.

Hal D’Alby reported that the Comprehensive Plan Committee held a productive meeting on April 9th. As a member of the Comp Plan Committee representing the Planning Board, Hal joined the working groups on Housing and Public Facilities, Economy and Fiscal Capacity, and History and Archaeological Resources.

On a motion duly moved by Nick DelPrete and seconded by Mark Tenney, the Planning Board adjourned at 7:35 p.m. The motion passed unanimously by a vote of 6-0.

A TRUE RECORD ATTEST:


Cheryl Ferrara, Recording Secretary