



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 **Wednesday June 10, 2026, at 7:00 p.m.**

Members Present: Nicholas DelPrete (via zoom), Mark Tenney, Henry D'Alby, Robin Lailer, and Mary Berger, alternate

Others Present: John Otterbein, applicant

Since Chairman Nicholas DelPrete was not present in person, he asked Vice Chairman Mark Tenney to chair the meeting.

The meeting was called to order by Vice Chairman Mark Tenney at 7:00 p.m. He appointed alternate member Mary Berger to be a voting member for this meeting.

Adjustments to Agenda:

There were no adjustments to the agenda.

Application for Review:

An application from John Otterbein of 431 Fogler Road, Map 003, Lot 038-00A, that was tabled at the May 12, 2026, meeting came back before the board. The applicant is seeking approval to build an addition to an existing structure. The property is located in the Residential Shoreland Zone.

Mr. Otterbein presented two new site plans to the board as requested at the May Planning Board meeting. Board members reviewed the new plans and determined they met the board's request.

On a motion duly moved by Hal D'Alby and seconded by Robin Lailer, the Planning Board determined that the application with the new site plans was now complete and ready for review. The motion passed unanimously by a vote of 5-0.

The Planning Board reviewed the exact size of the addition as presented in the new plans. It was determined that the overall expansion, including the stairs, fell below the 1,500-foot requirement for its location.

Mr. Otterbein explained that a few trees would have to be removed to accommodate the new addition. He will file a tree removal permit with Bremen's CEO. He also confirmed that he had completed his application for a Growth Cap permit and the permit had been approved.

During the conversation, Mr. Otterbein explained that he was working with an architect to create a final design.

On a motion duly moved by Robin Lailer and seconded by Hal D'Alby, the Planning Board approved the addition as presented on the second set of site plans. Conditions included that photographs of the completed project be given to the Town Office no later than 20 days after completion, and that any change in footprint, size, or height must come back to the Planning Board for reconsideration. The motion passed unanimously by a vote of 5-0.

Other Business:

On a motion duly moved by Hal D'Alby and seconded by Mary Berger, the Planning Board approved the May 12, 2026, minutes as written. The motion passed unanimously by a vote of 5-0.

On a motion duly moved by Mary Berger and seconded by Robin Lailer, the Planning Board adjourned at 7:28 p.m. The motion passed unanimously by a vote of 6-0.

A TRUE RECORD ATTEST:

Cheryl Ferrara
Cheryl Ferrara, Recording Secretary

FOR BREMEN PLANNING BOARD:

Nicholas DelPrete
Nicholas DelPrete, Chairman

Mark Tenney
Mark Tenney, Vice Chairman

John Clapp

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Scott Menard, Alternate