



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, March 10, 2026, at 7:00 p.m.

Members Present: Nicholas DelPrete, Mark Tenney, Henry D'Alby, and Justin Stailey

Others Present: Sarah Fogler, applicant (via zoom); Adam Maltese, applicant representative

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

Adjustments to Agenda:

Nick DelPrete added two items under Administrative Items: Septic system mailer and dormers.

Application for Review:

Sarah Fogler and Beth Parker are requesting approval to replace/improve an existing structure's foundation at 12 Ash Lane, Map 003, Lot 044, located in the Residential Shoreland Zone. The applicants also are seeking approval to infill an existing deck and steps, located on the land-side of the structure and outside the 25-foot setback, and expand the existing mudroom/kitchen into this space.

Additionally, the applicants are seeking approval to add a 22-foot x 14-foot single-room artist's studio with a 3-foot x 6-foot porch (326 square feet) beyond the 150-foot setback. The studio would include running water and bathroom facilities and would require expansion of the existing septic system. The tank is currently 10 feet from the primary structure and gray/black water is pumped to a leech field.

On a motion duly moved by Nick DelPrete and seconded by Hal D'Alby, the Planning Board agreed to accept as part of the application the septic materials that were received later than the application deadline. The motion passed unanimously by a vote of 4-0.

Adam Maltese, representing the applicants, explained that on the question of non-conforming structures being moved back to the greatest possible extent, the small lot (.61 acre) was a steep hillside with no prospect to move the structure back. He said the existing septic system also needed to be addressed.

On a motion duly moved by Mark Tenney and seconded by Nick DelPrete, the Planning Board agreed to accept the application as complete for review. The motion passed unanimously by a vote of 4-0.

Mark Tenney addressed the issue of a vegetation buffer and said he would like to see more information on the application. He also wanted more assurance that appropriate efforts for erosion mitigation would be addressed during excavation.

The board asked if the applicants had received a DEP permit for doing work so close to Biscay Pond. Adam Maltese said the applicants had not applied for a DEP permit but that one could be secured and added to the application.

Hal D'Alby said any permit should be contingent on seeing a professional septic plan that would meet the Code Enforcement Officer's standards. Nick DelPrete agreed that any approval would be contingent on an approved septic plan.

Adam Maltese said the applicants were assuming they would have to make some changes to the septic system and had talked to a site evaluator who recommended extending the current system, replacing it with a Fuji system, or replacing the system.

Nick DelPrete said there were three issues regarding minimum lot standards:

1. The lot is too small according to Bremen's Shoreland Zoning Ordinance that requires 80,000 square feet.
2. The shore frontage is too short according to the Ordinance that requires 300 linear feet.
3. The structure does not meet the Ordinance's 150-foot setback requirement.

He concluded that both the structure and the lot were nonconforming; and therefore, the structure could not be enlarged or altered in any way that increases nonconformity. He believed that the applicants requested structural changes would not be allowed. He also suggested that adding the studio would not be allowed due to the lot's size.

With Adam Maltese's permission, the board separated discussion of the foundation from the other requests in the application. Review ensued regarding foundation materials, the foundation's use and function, and how it would affect the structure's height.

On a motion duly moved by Nick DelPrete and seconded by Justin Stailey, the Planning Board agreed to request a foundation plan be added to the application before further review. The motion passed unanimously by a vote of 4-0.

On a motion duly moved by Mark Tenney and seconded by Hal D'Alby, the Planning Board agreed to table the application until it received additional materials. The motion passed unanimously by a vote of 4-0.

Other Business:

On a motion duly moved by Nick DelPrete and seconded by Hal D'Alby, the Planning Board approved the February 10, 2026, minutes as written. The motion passed unanimously by a vote of 4-0.

Hal D'Alby discussed a flyer on septic issues that the Bremen Conservation Commission was planning to insert in the town's Annual Report. He would like the Planning Board to review it and is planning to share it with the town's CEO.

The board discussed requirements for dormers to be added to structures in the Shoreland Zone.

On a motion duly moved by Nick DelPrete and seconded by Mark Tenney, the Planning Board adjourned at 7:30 p.m. The motion passed unanimously by a vote of 4-0.

A TRUE RECORD ATTEST:

Cheryl S. Ferrara
Cheryl Ferrara, Recording Secretary

FOR BREMEN PLANNING BOARD:

Nick DelPrete
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Mark Tenney
Mark Tenney, Vice Chairman

John Clapp

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