



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, August 11 2026, at 7:00 p.m.**

Members Present: Nicholas DelPrete, Mark Tenney, Henry D'Alby, Robin Lailer, Justin Stailey, and Scott Menard, alternate

Others Present: Prasad Sharma and Elizabeth Myrick, applicants (via zoom); Selectman Hank Nevins; Iliana Menard, and Lynne Saunders

The meeting was called to order by Nick DelPrete at 7:00 p.m. He appointed alternate member Scott Menard to become a voting member for this meeting.

Adjustments to Agenda:

Nick DelPrete noted that Cheryl Ferrara asked for time in Other Business to speak about the Comprehensive Plan Committee Community Survey.

On a motion duly made by Nick DelPrete and seconded by Hal D'Alby, Scott Menard was appointed to be a voting member for this meeting. The vote was unanimous, 5-0.

Election of Officers:

Nick DelPrete called for nominations from the floor for Chair and Vice Chair of the Planning Board. Nick DelPrete was nominated for Chair and Mark Tenney was nominated for Vice Chair. No other nominations were put forth.

On a motion duly made by Mark Tenney and seconded by Robin Lailer, Nick DelPrete was elected Chair with a unanimous vote of 6-0.

On a motion duly made by Nick DelPrete and seconded by Justin Stailey, Mark Tenney was elected Vice Chair with a unanimous vote of 6-0.

Applications for Review:

1) Prasad Sharma and Elizabeth Myrick presented their application for a new home in the Residential Shoreland Zone on Porcupine Ridge Road, Map 006, Lot 005-002-004.

Planning Board members Nick DelPrete, Mary Berger and Scott Menard participated in a site visit on Sunday, August 9, 2026.

Before determining that the application was complete for review, the Planning Board asked for additional information including: Elevation and height information on everything, a completed checklist including all required materials listed on the checklist, a plot plan drawing with better and more readable square footage information, all drawings submitted drawn to scale, and validation that the floor plan presented is the most recent and accurate and will be the one considered.

The Planning Board acknowledged that the Subsurface Wastewater Septic System had been approved by the Bremen Code Enforcement Officer, but cautioned that it should not be built until the home application is approved and the placement of the home is set.

The applicants asked if they could begin working on their driveway. The Planning Board asked if a driveway permit had been approved, and if not, one should be obtained before work started. Again, the board suggested that work on a driveway might need to be changed based on the decisions about the new home.

Lynne Saunders, a resident on Porcupine Ridge Road, asked if there would be any blasting prior to construction. Mr. Sharma said the home would be on a slab and confirmed no blasting was planned. He also said no variances will be sought.

On a motion duly made by Nick DelPrete and seconded by Scott Menard, the board tabled the application until the September Planning Board Meeting pending receipt of requested information. The motion passed by a unanimous vote of 6-0.

2) An application for an 8-foot by 12-foot shed was received from Doris Kritz for 399 Fogler Road, Map 003, Lot 040. The applicant was not present at the meeting. The property and the requested shed are in the Residential Shoreland Zone. The proposed shed will be located 210 feet from the shoreline.

After discussion, the Planning Board decided to table the application pending a discussion on moving the shed outside the 250-foot Shoreland Zone.

On a motion duly made by Nick DelPrete and seconded by Hal D'Alby, the board tabled the application until the September Planning Board Meeting. The motion passed by a unanimous vote of 6-0.

Other Business:

Selectman Hank Nevins introduced himself to the Planning Board members and explained that he would be their representative from the Board of Selectmen. He told the them that if questions or concerns arise, first contact the Town Clerk and she will let him know. He assured the Planning Board members that he will get timely answers for them.

On a motion duly moved by Hal D'Alby and seconded by Nick DelPrete, the Planning Board approved the June 10, 2026, minutes as written. The motion passed unanimously by a vote of 6-0.

Nick DelPrete clarified that the Planning Board will hear an application at its September meeting that was approved more than a year before; however, the permit expired, without work being

done. Since things could have changed since the last permit was given, review of the project will require the same full application process used for the initial approval.

Hal D'Alby asked about the requirement to send letters to applicants after their review. This has been done in the past. Cheryl Ferrara will send Hal copies of similar letters.

The September site visits scheduled on September 8th will conflict with Labor Day weekend.

On a motion duly made by Nick DelPrete and seconded by Hal D'Alby, the site visits for the September meeting were move to 4 p.m. on August 30, 2026. The motion passed unanimously, 6-0.

Cheryl Ferrara announced that the Comprehensive Plan Community Survey was now in the field and ready for members of the public to weigh in on their views regarding the town's future. She distributed copies of the survey to the Planning Board members.

There being no further business the meeting was adjourned at 8 p.m.

A TRUE RECORD ATTEST:

Cheryl S. Ferrara
Cheryl Ferrara, Recording Secretary

FOR BREMEN PLANNING BOARD:

Nicholas DelPrete, Chairman

Mark Tenney
Mark Tenney, Vice Chairman

John Clapp

Henry D'Alby
Henry D'Alby

Robin Lailer

Walter Radloff

Justin Stailey
Justin Stailey

Mary Berger
Mary Berger, Alternate

Scott Menard, Alternate