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, September 8, 2026, at 7:00 p.m.

Members Present: Vice Chairman Mark Tenney, Henry D'Alby, Justin Stailey, Walter Radloff, and Mary Berger, alternate

Others Present: Doris and Jerry Kritz, applicants; Jonathan and Philippa Malkin, applicants (via zoom); Prasad Sharma, applicant (via zoom); Mark Tomlin, applicant (via zoom); Drake Toman (via zoom); Susan Mendleson of Knickerbocker Group, applicant representative for Jonathan Malkin; Adam Maltese of A. Maltese Design, applicant representative for Prasad Sharma and Elizabeth Myrick; Katie Varian; George Craig; and Bette Moser

The meeting was called to order by Vice Chairman Mark Tenney at 7:11 p.m. He appointed alternate member Mary Berger to become a voting member for this meeting.

Adjustments to Agenda:
The tabled application from the August meeting for Doris and Jerry Kritz was added as the second application to be considered at this meeting.

Applications for Review:

1) An application tabled at the August Planning Board meeting for Prasad Sharma and Elizabeth Myrick was reconsidered. The applicants are seeking approval for a new home in the Residential Shoreland Zone on Porcupine Ridge Road, Map 006, Lot 005-002-004.

The project was presented by Adam Maltese, representative for the applicants. The home would be placed on an existing lot that was in place in 1970. The lot sits on a bluff overlooking Pemaquid Pond and is a little over an acre. The new structure will be sited 150 feet from the mean high-water line and 50 feet from the road. The structure will meet the 20-foot setback from both side property boundaries.

Board members asked for confirmation that a Growth Cap Permit has been obtained by the applicants. A Growth Cap Permit was approved by the town's CEO on August 13, 2026.

On a motion duly moved by Hal D'Alby and seconded by Walter Radloff, the Planning Board accepted the application as complete and ready for review. The motion passed unanimously by a vote of 5-0.

On a motion duly made by Hal D'Alby and seconded by Mary Berger, the Planning Board approved the application as presented and reviewed. The motion passed by a unanimous vote of 5-0.

The applicants were reminded that the Code Enforcement Officer would be issuing the permit. Photographs of the completed project will need to be provided to the Town Office no later than 20 days after the Certificate of Occupancy is issued.

2) An application tabled at the August Planning Board meeting for Doris and Jerry Kritz was reconsidered. The applicants are seeking to build an 8-foot by 12-foot artist studio/storage shed at 399 Fogler Road, Map 003, Lot 040. The property and the requested studio/shed are in the Residential Shoreland Zone.

The applicants presented new materials to the Planning Board. Doris Kritz also explained, that upon remeasuring the project, the distance from the mean high-water line for the structure was 170 feet and not the 210 feet originally presented. The project would increase impervious surfaces by 1.5-percent, well within the 20-percent allowed on the 6-acre lot, even after adding in all other existing impervious areas.

Board members discussed the overall size of the original house and garage to determine if the studio/shed would be allowed at the 170-foot distance.

On a motion duly made by Hal D'Alby and seconded by Walter Radloff, the Planning Board approved the application as presented and reviewed. The motion passed by a unanimous vote of 5-0.

The applicants were reminded that the Code Enforcement Officer would be issuing the permit. Photographs of the completed project will need to be provided to the Town Office no later than 20 days after completion.

3) Mark Tomlin and Michelle Rhee are requesting a permit to construct a 1,553-square foot, single-family home with deck in the Residential Shoreland Zone on Heath Road, Map 008, Lot 004-00F. The project was originally approved as Permit #25-001 issued on January 15, 2025. That project did not include a deck, being issued only for a 24-foot by 36-foot timber frame, three-bedroom home on a slab.

Mark Tomlin explained that the permit expired after he was unable to find a builder. A Growth Cap Permit was applied for on July 22, 2026.

The Planning Board made no motion for completeness pending resubmission of the application with a checklist. No checklist appeared in the application presented at the September 8th meeting.

The applicants asked for guidance on setbacks from the leech field to see if the house could be built closer to it. The Planning Board directed him to the Code Enforcement Officer.

4) Jonathan Malkin and Philippa Malkin are seeking a permit to expand and renovate an existing single-family home in the Residential Shoreland Zone on 108 Heath Road, Map 007, Lot

020-00A. Renovations will include removing an ell and adding a new kitchen. Very little of the project falls within the 250-foot Shoreland Zone. The height of the completed project will be 29 feet, a height less than the allowed 35 feet.

On a motion duly made by Hal D'Alby and seconded by Mary Berger, the Planning Board accepted the application as complete and ready for review. The motion passed by a unanimous vote of 5-0.

On a motion duly made by Hal D'Alby and seconded by Mary Berger, the Planning Board approved the application as presented and reviewed. The motion passed by a unanimous vote of 5-0.

The applicants were reminded that the Code Enforcement Officer would be issuing the permit. Photographs of the completed project will need to be provided to the Town Office no later than 20 days after the Certificate of Occupancy is issued.

Other Business:

1) Combining Subdivision Lots: Jessica Westhaver, Bremen's Assessing Agent, received a formal request from Stanton Sante to combine three contiguous parcels that are currently in a subdivision. As the authority that reviews subdivisions, the Assessor is requesting a determination as to whether a subdivision modification is required prior to any merger approval.

After discussion, the Planning Board determined that the town's ordinances do not prohibit the combination of the lots.

The Planning Board, by consensus, agreed that no modification would be required prior to the merger approval.

2) Subdivision Amendment: Drake Tolman and Haylee Gagnon have agreed to adjust a common boundary to eliminate a situation where a house was constructed too close to the boundary and is not in compliance with the town's ordinances.

On a motion duly made by Hal D'Alby and seconded by Mary Berger, the Planning Board agreed to allow the boundary change by altering the property lines to become conforming. The motion passed by a unanimous vote of 5-0.

3) August Minutes:

On a motion duly moved by Hal D'Alby and seconded by Walter Radloff, the Planning Board approved the August 11, 2026, minutes as written. The motion passed unanimously by a vote of 5-0.

4) Announcements:

Mark Tenney announced that he will be out of the country at the time of the next Planning Board meeting.

5) Public Comment:

George Craig and Katie Varian asked the Planning Board about their subdivision and whether a permit will be needed to construct a parking lot on one of the original parcels. Since the lot was originally in the subdivision, covenants may apply but are not the prevue of the Planning Board or the town. Since the property in question is outside the Shoreland Zone, the Code Enforcement Officer may be able to answer their questions regarding a permit.

6) Letters to Applicants

Hal D'Alby had offered to help with post-decision letters to applicants on the approval or denial of applications. Due to certain circumstances, Hal will be unable to complete the task. Cheryl Ferrara offered to develop some sample letters from tonight's decisions to assist the board.

There being no further business the meeting was adjourned at 8:37 p.m.

A TRUE RECORD ATTEST:

Cheryl S. Ferrara
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, Alternate

Scott Menard, Alternate