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, October 13, 2026, at 7:00 p.m.

Members Present: Chairman Nick DelPrete, Henry D'Alby, Justin Stailey, Scott Menard, alternate, and Mary Berger, alternate

Others Present: Gretchen Giumarro of Knickerbocker Group, applicant representative for Raymond and Vanessa Moroney; Selectman Tom Papell, applicant representative for the Town of Bremen; Christie Jacobs and Kim Malone

The meeting was called to order by Chairman Nick DelPrete at 7:00 p.m.

On a motion duly made by Nick DelPrete and seconded by Hal D'Alby, the Planning Board approved the appointment of Mary Berger as a voting member for this meeting. The motion passed by a vote of 3-0.

On a motion duly made by Nick DelPrete and seconded by Hal D'Alby, the Planning Board approved the appointment of Scott Menard as a voting member for this meeting. The motion passed by a vote of 4-0.

The chairman determined that a quorum was present.

Informal Discussions:

1 – Christie Jacobs and Kim Malone
Christie Jacobs and Kim Malone are looking to enlarge an existing structure at 53 Muscongus Road, Map 012, Lot 018 in the Shoreland Zone. They would like to connect the house to the garage to create an enclosed space for a laundry room. The lot is 10,000 square feet, and therefore, non-conforming. Currently on the property is a 1,014-square-foot cottage, a 240-square-foot out building with electric used as living space, and a 480-square-foot garage. The owners also are looking to increase the height of the garage.

The Planning Board advised the owners, that because of the size of the lot and the closeness of the cottage to the pond, the connecting encloser would likely not be approved if an application for review were submitted. The Planning Board also advised the owners, that upon receiving an application, the height of the garage likely could be increased.

2 – Raymond and Venessa Moroney
Gretchen Giumarro of Knickerbocker Group presented information on a potential new home on McCurdy Pond on Brigadoon Lane, Map 006, Lot 045-004. There are no vernal pools on the property. The new structure will be placed at least 150 feet from the Normal High-water Line. There are what appear to be roads into the property, so the owners felt they would not need a driveway permit. The size and placement of the house have not yet been determined.

The Planning Board looked at the lot and house drawings with Gretchen and suggested a few areas that the owners might consider addressing before submitting an application. The board also discussed consideration for emergency vehicles access, potential culverts, maximum grades for fire equipment, permitting for roads that exit onto State-owned roads, and erosion control plans.

Applications for Review:
1) Mark Tomlin and Michelle Rhee had applied for 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. The applicants did not appear to discuss the application.

On a motion duly moved by Hal D'Alby and seconded by Nick DelPrete, the Planning Board tabled the application. The motion passed unanimously by a vote of 5-0.

2) The Town of Bremen is requesting a permit to remove and replace the Town Landing pier. The replacement pier will be the same width and length as the existing pier. The existing floating dock will be reused after the pier is replaced. The new pier will rest on the shore in the same manner and on the same rocks as the current one and will be chained to them.

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

Photographs of the completed project will need to be provided to the Town Office no later than 20 days after completion.

Other Business:

1) September Minutes:
On a motion duly moved by Hal D'Alby and seconded by Mary Berger, the Planning Board approved the September 8, 2026, minutes as written. The motion passed unanimously by a vote of 5-0.

2) Letters to Applicants
Cheryl Ferrara handed out a sample letter to send after acceptance of reviewed applications.

3) Ordinance Review Committee Request
Cheryl Ferrara presented a request from Steve Wallace, chairman of the Ordinance Review Committee, to meet with the Planning Board for a courtesy review of changes to town ordinances that will be presented to the public for a vote in the near future. The Planning Board agreed to meet with the Ordinance Review Committee on Wednesday, November 4th, at 7 p.m. The meeting should take no more than an hour.

There being no further business the meeting was adjourned at 8:17 p.m.

A TRUE RECORD ATTEST:

Cheryl S. Ferrara
Cheryl Ferrara, Recording Secretary

FOR BREMEN PLANNING BOARD:

By Telephone
Nicholas DelPrete, Chairman

Mark Tenney, Vice Chairman

John Clapp

Henry D'Alby

Robin Lailer

Walter Radloff

Justin Stailey

Mary B. Berger
Mary Berger, Alternate

Scott Menard, Alternate