



## Planning Board

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July 11, 2023 at 7:00 PM  
Town Council Chambers

### AGENDA

1. **Pledge of Allegiance**
2. **Public Comments**
3. **Acceptance of Minutes**
  - a. 06/13/23
4. **Regular Business**
  - a.
    1. Presentation and discussion with Phil Nazzaro, Capital Improvement Program Committee Chair, on modifying the capital improvement plan process.
  - b.

Pursuant to RSA 676:4, and Appendix-A *Subdivisions*, Appendix-B *Site Plans*, and §32-236 *Affordable elderly housing* of the Municipal Code of the Town of Newmarket, New Hampshire, notice is hereby given that a public hearing shall be held for an application filed by DR Lemieux Builders LLC requesting Minor Subdivision, Major Site Plan, and Special Use Permit approval for a proposed development seeking to create a split lot subdivision with the original lot (0.54 acres) retaining the existing single-family housing unit and the new lot (7.22 acres) constructing a 32-unit, age-restricted, multi-family development with associated utilities, parking, landscaping and stormwater mitigation infrastructure located on real property with an address of 242 South Main Street, Tax Map U4 – Lot 69 within the R2 zoning district
  - c. Pursuant to RSA 676:4 and Appendix-B *Site Plans*, of the Town of Newmarket, New Hampshire, notice is hereby given that a public hearing shall be held for an application filed by Bingham Junction LLC – Shawn McGowen requesting an Amendment to Major Site Plan to include the relocation of the existing building on to a new foundation and a parking barn. The lot is located at 3 Rockingham Junction, Tax Map R3, Lot 13A, B1 Zone.
  - d. Notice is hereby given that the Planning Board shall hold a discussion on proposed language to amend §32-161 Downtown Overlay District and §3.21 Architectural/aesthetic review of the Municipal Town Code of Newmarket, New Hampshire, that seeks to add architectural design requirements within the Downtown Overlay District, or take any other action relative thereto.
  - e. Discussion relative to forming a Master Plan Committee for the upcoming comprehensive update.

**5. New/Old Business**

- a. Chairman's Report  
Committee Reports  
Planner's Report

**6. Adjournment**