



TOWN OF NEWMARKET NEW HAMPSHIRE

Master Plan Subcommittee Meeting

Wednesday, May 8, 2024

Town Council Chambers

Present: Val Shelton (Vice-Chair PB), Patrick Reynolds (PB member), Jane Ford (PB and CIP member), Phil Nazzaro (School Board), Mike Hoffman (Member-at-Large, Newmarket Business Association), Ellen Snyder (Chair, ConCom), Sylvia von Aulock (Member-at-Large, Southern NH Planning Commission), Bart McDonough (Director of Planning and Community Development), Lyndsay Butler (Town Engineer) *via zoom*, Kyle Pimental (Assistant Director SRPC), Jackson Rand (Senior GIS Planner SRPC)
Absent: Eric Botterman (Chair PB), Sam Kenney (ConCom and Ad hoc Riverfront Advisory Committee)

Val Shelton opened the meeting at 5:34 PM.

[time on DCAT 04:30]

1. Pledge of Allegiance

2. Regular Business

[time on DCAT 05:02]

a. Establishing the parameters for the CommunityViz analysis.

Bart introduced that CommunityViz is a mapping program that helps create different scenarios for future buildout of the town, and introduced **Jackson** and **Kyle** from SRPC. **Jackson** began with an overview of what a buildout analysis is, which is a representation of what the town could look like in the future based on certain inputs to influence how and where Newmarket could grow in the future. The base scenario will take the current zoning ordinance as-is. Then, the inputs can be changed to what is aspired for future changes for other possible development scenarios. To postpone complete buildout, other towns have reduced their minimum lot sizes, as an example. Also, the zoning districts can be manipulated or completely changed for the analysis; setbacks, building heights, and dwelling units per structure can also be changed, as some examples.

Discussion ensued regarding criteria to utilize as additional parameters.

Jackson expressed frontage cannot be input as a parameter, unfortunately. **Bart** also added it will not be 100% accurate, but will still be helpful to investigate further from and start the conversation. **Kyle** added it is not meant to be used at the parcel level and have a high level of specificity, and therefore will not translate perfectly.

Bart suggested that Conservation Commission can identify those lands to mark for future conservation to be added to the parameters before they are finalized.

Jane asked if availability of infrastructure are input; **Jackson** explained that it does not have that availability but it can be looked at afterward. There will be a base scenario to

work from, and then it is in the budget to do two more with different scenarios. If more scenarios are wanted, SRPC can provide what added cost that would be.

Val added that if the zoning districts could be added to the legend for clarification, that would be helpful.

b. Survey questions

Bart presented the Master Plan survey questions as a base to work from and change.

Kyle explained there should be three questions per topic/chapter.

Discussion ensued on including financial components relative to proposed project ideas, including an introduction to each topic for context, having a prioritization ranking instead of an agree/disagree scale, limiting open-ended questions, expanding the recreation questions to include other facilities offered, including the future land use goals to see if it still applied and if people are still interested.

Suggested edits can be returned to **Bart**.

c. Team updates.

Ellen reported that the draft for the open space plan is near complete, which has been sent out to Conservation Commission for review. The draft will go to Planning Board for their review. They have also worked on a new land acquisition checklist.

Patrick reiterated that the energy chapter questions were drafted for the survey, as mentioned earlier.

Bart mentioned that the Transportation Committee was just recently established and they are recruiting members for that to meet monthly. For community facilities, Lyndsay is reaching out to department heads to gather information from them. For the Riverfront Advisory Committee, they did not meet this month but will follow up with them. Arts, Culture, and Historic Resources are reaching out to stakeholders to gather information. Recreation is still establishing a team, and working with Aimee.

d. Schedule and discuss agenda items for June meeting

Bart said they should have the baseline CommunityViz data for discussion in June.

Meeting date should be June 12. There will also be preliminary survey results since they are hoping to have it out by the end of May.

Postcards were discussed to get the word out regarding the survey.

3. Other Business

None

4. Adjourn

[time on DCAT 1:24:33]

Action

Motion: **Jane Ford** moved to adjourn the meeting at 6:54 PM.

Second: **Phil Nazzaro**

Discussion: none

Vote: **All in favor**

Respectfully submitted,

Bridgette Grotheer

Land Use Administrator

DCAT:

https://videoplayer.telvue.com/player/XSekkdEeRsk0JHQVHAvKJVka7_5VjxKP/videos