



TOWN OF NEWMARKET NEW HAMPSHIRE

Master Plan Subcommittee Meeting

Wednesday, June 12, 2024

Town Council Chambers

Present: Val Shelton (Vice-Chair PB), Patrick Reynolds (PB member), Jane Ford (PB and CIP member), Ellen Snyder (Chair, ConCom), Sam Kenney (ConCom and Ad hoc Riverfront Advisory Committee), Lyndsay Butler (Town Engineer), Bart McDonough (Director of Planning and Community Development), Kerrie Diers (SRPC Principal Planner)

Absent: Mike Hoffman (Member-at-Large, Newmarket Business Association), Eric Botterman (Chair PB), Sylvia von Aulock (Member-at-Large, Southern NH Planning Commission), Phil Nazzaro (School Board),

Val Shelton opened the meeting at 5:35 PM.

[time on DCAT 05:14]

1. Pledge of Allegiance

2. Regular Business

[time on DCAT 06:16]

a. Finalizing Survey Questions

Val begun by explaining that some committees have put together draft questions they would like included in the survey. For those that have not, they will be discussed tonight.

Bart said the topics that still need questions drafted are future land use, community facilities and utilities, riverfront,

Val said that the questions for future land use currently seem a bit complex for the standard person answering the survey, and want to make it as simple as possible. A question to add could be what type of uses would you like to see that currently do not exist, and what uses would you not like to see in the future, to be more general. There could also be choices listed to have a prioritization list. **Ellen** asked if more questions need to be added to the future land use section, or if other topics are covered elsewhere in the survey. It was consensus that options should be given to choose from rather than having the questions open-ended. **Ellen** suggested asking a question about future growth of the town population-wise. **Val** explained that some of that topic was covering in the housing chapter and that survey. **Bart** added that a question could be with consideration to the projected 700+ people adding to the population in the next 20 years, where surveyors would want to see those units located in Newmarket. **Kerrie** also added that incorporating the different types of homes, such as apartments versus single family, would be a good approach.

Sönke Dornblut, 351 Wadleigh Falls Road, added that the questions should be more accessible to residents who may not know what questions that are more specific are

referring to. He also added that a good question may be what would you like to be able to do in town that you currently cannot, to understand what people find to be missing. **Bart** continued to the downtown riverfront section questions. **Sam** added that since there will be the design charrette focused on the downtown riverfront, there does not need to be too many questions but some that allow data to be collected ahead of that that may be useful. An edit to the question would be to name one thing you would like to see in the downtown riverfront area. **Jane** added about polling awareness of parking areas to make residents more aware that are taking the survey. **Bart** said that they will redraft the downtown riverfront questions and send it out to that Riverfront Advisory Committee for their feedback. Discussion ensued regarding the transportation questions and the economic development section.

Item 2.c., Master Plan themes, was discussed next.

b. Review and discuss Community Viz buildout analysis

Kerrie begun by reminding that Jackson introduced this at last month's meeting. The parameters that are considered for the buildout analysis were then reviewed, such as frontage, setbacks, and open space. First reviewed existing land use, then zoning districts, development constraints (steep slopes, conservation land, water), and non-conforming lots.

Val and **Ellen** added that there are other lands that are not conservation land, per say, but are still conserved, undevelopable land. **Kerrie** said that if that data can be passed on then it can be included in the map.

Kerrie continued with showing the existing buildings for housing units in town on the ma, before continuing to a partial buildout scenario in 2035, and then full buildout scenario in 2039.

Discussion ensued on vested developments that do not appear on these maps. **Kerrie** and **Bart** urged how this is just a tool to help visualize and illustrate where future growth can be and where it is wanted. Further discussion included additional recommended changes to this map for accuracy, including that in B-3 there should be anticipated more future non-residential development than shown on this. **Bart** agreed that the inputs can be adjusted.

c. Team updates

Bart introduced the themes that came from the visioning session, which are vibrancy, connectivity, accessibility, affordability, and resiliency. **Kerrie** gave an overview of how they are incorporating the themes in the housing chapter. The goals and action items were also crafted to be reflective of the themes. It is the expectation that each chapter will have its own approach to the themes.

Item 2.b. was discussed next.

d. Schedule and discuss agenda items for July meeting

Bart mentioned that the open space section is close to a final draft and currently being reviewed by Conservation Commission. This will be an appendix to the Land and Water Conservation chapter.

3. Other Business

None

4. Adjourn

[time on DCAT 1:27:19]

Action

Motion: Jane Ford moved to adjourn the meeting at 7:02 PM.

Second: Ellen Snyder

Discussion: none

Vote: All in favor

Respectfully submitted,

Bridgette Grotheer

Land Use Administrator

DCAT:

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