TOWN OF NEWMARKET NEW HAMPSHIRE

PLANNING BOARD

Tuesday, March 18, 2025 at 7:00 PM
Town Hall, Council Chambers
APPROVED MEETING MINUTES

Members Present: Val Shelton (Vice Chair), Scott Blackstone (Town Council – Ex officio), Jane Ford, Patrick Reynolds, Jeff Goldknopf, Bill Arcieri (Alternate), Bart McDonough (Director of Planning & Community Development)
Members Absent: Eric Botterman (Chair), Abigail Bachman, Michal Zahorik (Alternate)

The Vice Chair opened the meeting at 7:00 PM. [time on DCAT 03:03]

1. Pledge of Allegiance

2. Public Comments [time on DCAT 03:29]

The Vice Chair opened public comment at 7:01 PM.

Zachary Shollar, 1 Maple Street, introduced himself as one of the newly elected Planning Board members, and shared that he is an engineer and has lived in Newmarket for five years, and is excited to get involved. The board thanked him for his interested and expressed they look forward to working with him.

The Vice Chair closed public comment at 7:09 PM.

3. Review & Approval of Minutes [time on DCAT 04:45]

a. February 11, 2025

Action

Motion: **Patrick Reynolds** moved to approve the February 11, 2025 minutes as amended.
Second: **Jane Ford**
Discussion: **Bill** raised that line 171 to correct that VC had the threshold of 12 units (incorrectly had "VCN" listed twice), and line 179 for the word "visitors" to be clarified further.
Vote: **Approved 5-0-0**

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The voting members this evening will be **Val Shelton**, **Scott Blackstone**, **Jane Ford**, **Patrick Reynolds**, **Jeff Goldknopf**, and **Bill Arcieri**.

4. Regular Business [time on DCAT 08:19]

a. Review and discussion on proposed zoning amendments

Val referred to section 32-45 (e) (3) in the zoning amendments document, as included in the meeting materials, regarding waivers in the new proposed district. The new language would allow the Planning Board to allow reduction of setbacks and other dimensional controls via a Special Use Permit.
Bart continued to refer to section 32-89 for the dimensions table. Discussion ensued on the review of the dimensions table for confirmation of the proposed requirements for the new

proposed districts.
Discussion continued regarding analysis maps of the village corridor existing areas, and the lot size statistics for the areas.
Extensive discussion ensued regarding the proposed dimensional table as it relates to potential subdivision and development of lots and redevelopment of existing buildings within the downtown corridor and building setbacks for pedestrian safety along the VC corridors. The consensus of the board for the VCC District was to reduce minimum lot size to 3,000; frontage to 40' and the front, sideline and rear setback to zero to be more consistent to existing downtown development. Within the VCS and VCN Districts the consensus was to keep minimum lot size as previously discussed at 5,000 sf; minimum road setback be 5' and sideline/rear setbacks to 10'. Discussion on corner lot setbacks and concerns for site-line distances was raised. Consensus on unique situations could be addressed through Special Use Permits. Re-affirmed structure heights would be 35' in the VCN District and 50' in the VCC and VCS Districts; no minimum structure height in any districts.
The board returned to the discussion on the waiver language in section 32-45 (e) (3). **Bart** stated it will be reformatted for better readability with bullet points.
Discussion continued to section 32-45 (f) regarding the language of no new residential units on the first floor of buildings fronting North Main Street, Main Street, and Exeter Road, as is current language in the current M2A district. **Jeff** suggested to instead have a maximum number of four residential units if commercial is not incorporated. **Patrick** asked regarding the previous houses that have been converted to commercial uses, and that the commercial/mixed-use aspect should be retained for those.
Discussion ensued with the consensus that for existing properties fronting North Main Street, Main Street, and Exeter Road with existing commercial use in the district that are redeveloped, then it will be a regulation that the redevelopment is mixed-use or fully commercial as to maintain the commercial aspect, and that the same regulation would apply for vacant lots.
Discussion continued to review section 32-241 Historic Mill Redevelopment, and if it is still applicable. **Bart** confirmed he will review it to see what language is still relevant to keep.
Discussion continued to section 32-56 for the table of permitted uses. **Bart** explained that the M2A and B1 uses were transferred to the new Village Corridor district. **Val** clarified how the single-family usage would not apply to properties fronting North Main Street, Main Street, and Exeter Road as discussed before, and brought up **Jeff**'s idea earlier of having a maximum amount of units without commercial required to be incorporated. There was consensus that greater than four residential units will be the threshold for requiring commercial.
Discussion returned to the permitted uses table; it was decided to break up the VC district into the three sections in the table. **Scott** discussed solar fields as a permitted use. This discussion was tabled to discuss the VC district uses. Review of the table continued with what is applicable for the proposed VC districts. **Bart** confirmed he would review some definitions to confirm applicability.
It was confirmed that parking requirements would be one per unit for VCN and VCS, and no requirement for VCC.
Val requested members review to discuss at the April meeting, with a target public hearing in May.

b. Discuss Master Plan Update Review Schedule

Bart updated the board that Master Plan Subcommittee is going to make final comments on the Riverfront chapter at their next meeting, and it will then go before the Planning Board. It was asked if the board would like to continue to meet once a month or to have workshops incorporated in their schedule, and how many chapters they would like to have per meeting for review. **Val** suggested waiting to discuss with the new members joining in April to see how they feel. Discussion ensued for the idea of adding an additional workshop for review before setting public hearing dates. **Bart** confirmed he will adjust the Master Plan schedule for review at the next meeting for a better idea of the timeline.

5. New/Old Business [time on DCAT 1:48:47]

Chairman's Report: None

Committee Reports:

Energy and Environment Advisory Committee: **Patrick** reported that the subject of their next meeting, 3/26, is Casella presenting on the recycling program, and that that will be his last meeting as the Planning Board representative for the committee.

Conservation Commission: **Jeff** reported that Mark West presented updated prime wetlands maps using LiDAR, with a net increase of 81.9 acres throughout the town, and a large amount of high-ranked habitat. The meeting also included review of the Land & Water and Riverfront chapters, discussion of the Rosa property, and discussion for Turtlefest on May 10.

Town Council: **Scott** reported that general discussion that came up at the last meeting included that 98 Main Street where Inkwell Flower's previous location was is now being renovated to be a wine bar, and the coffee shop on South Main Street is going to be June's Café, an expansion from the owner of a café in Kittery. Also, the public transportation funding has been eliminated by the Governor's Commission on Government Efficiency, so the town is looking to see if there is anything they can do to help as it will greatly effect COAST. Tanner Circle will have a public hearing for road acceptance at tomorrow's meeting. They are funding Sean Greig, Environmental Services Director, to visit Germany to see how solid waste is handled in their country, as there is concern that the current process in place to haul to Rochester will go away. They are also looking at various places in town where solar could be put in.

Planner's Report: **Bart** reported that Town Council also approved the contract with SRPC to help with continuing the rezoning efforts. They will begin with base mapping and community surveys in April and May. The Master Plan work was also reiterated.

Patrick thanked the board and praised his time working with the members, and noted that he is hoping to serve on the Town Charter Commission.
Val thanked **Patrick**, **Eric**, **Abby**, and **Michal** for their time and service to the board.

6. Adjourn [time on DCAT 2:06:20]

Action

Motion: **Jane Ford** moved to adjourn the meeting at 9:04 PM.
Second: **Patrick Reynolds**
Discussion: None
Vote: **Approved 6-0-0**

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Respectfully submitted,
Bridgette Grotheer
Land Use Administrator

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