



TOWN OF NEWMARKET NEW HAMPSHIRE

PLANNING BOARD

Tuesday, July 8, 2025 at 6:00 PM

Town Hall, Downstairs Auditorium

DRAFT WORKSHOP MINUTES

Present: Val Shelton (Chair), Zachary Shollar (Vice Chair), Scott Blackstone (Town Council – Ex officio), Jane Ford, Jamie Bruton, Bill Arcieri (Alternate), Bart McDonough (Director of Planning & Community Development)

Absent: Jeff Goldknopf, Michael Scully, Eric Botterman (Alternate)

The Chair opened the workshop at 6:00 PM.

The voting members will be: **Val Shelton, Zachary Shollar, Scott Blackstone, Jamie Bruton, Jane Ford, and Bill Arcieri.**

1. Pledge of Allegiance

2. Master Plan Chapter Review

a. Review of Downtown Riverfront Chapter

Bart introduced the chapter as included in the meeting materials:

<https://newmarketnh.portal.civicclerk.com/event/1549/files/attachment/6320>.

The overview highlighted how it is a neighborhood development chapter, those involved including members from the Ad Hoc Riverfront Advisory Committee present tonight, and noting the visioning sessions that aided in the chapter development.

Liz Durfee, EF Design & Planning, was introduced as a subcontractor through SRPC to draft this single chapter, and **Sam Kenney** was introduced as the chair of the Ad Hoc Riverfront Advisory Committee.

Sam continued to give an overview of the chapter, incorporating the results of surveys conducted, public participation, and discussion at their committee meetings, to guide the goals of the chapter, for example including ecological erosion control, living shorelines, and further varying infrastructure improvements.

The map on page 16 of the chapter was referred to for visualization of the area.

Liz added that the Plan NH design charrette also greatly aided in the chapter development with the help of diverse professionals to look at the big picture and think of different opportunities related to the area, with it also including public input sessions and stakeholder sessions.

It was mentioned that the goal maximum pages for every chapter is 15 pages. The online versions will also be user friendly with interactive maps. It was suggested to further discuss at a later time executive summaries for each chapter and how they should be organized.

The board continued to review the draft chapter language by page.

It was noted that the map on page 4 will be an interactive map, while the map on page 5 will be a static image. It was suggested that the page 4 map may not be needed in the PDF/print version of the chapter.

It was reiterated for page 6 that the “Themes and Goals” section will be removed as it is repetitive, as discussed for the Energy chapter at the last meeting.

Bill suggested that the historical part on page 11 could be moved up to earlier in the section, to start with the history and highlight the mills, and then lead in to the current condition and the future. **Val** commented that the history will be covered more in the Arts, Culture and Historic Resources chapter.

Discussion for the Connectivity section of the chapter ensued regarding the connection of different areas in the downtown area, with solutions of increased wayfinding and connecting with the Arts & Culture goal of using art to bring awareness to the variety of places and destinations downtown. It is also discussed in more detail in the Transportation chapter.

Bill suggested having the Macallen Dam pedestrian bridge mentioned earlier in the Connectivity section as a key feature. It was suggested that on the map on page 16, to have the dam added and listed first for the “Areas of Enhanced Connectivity” to highlight it as well.

It was also suggested to have the data on trip counts at the pedestrian bridge added in an appendix to either this chapter or the Transportation chapter.

Bart added that the map will be updated as well to highlight the existing easements and private property downtown.

It was discussed to correct the map on page 16 further to clarify that there is not an existing dock on the western side of the river to the north as is currently on the plan, and to change it to be called out as a launch once verified.

For the Connectivity goals on page 21, it was suggested to enhance and elaborate more specifically on them. For the fourth goal, it was clarified that this was meant to be relevant to water and land connectivity.

For the Accessibility & Affordability goals on page 27, it was also suggested to have more specificity in the goals for consistency across other chapters’ goals.

For the Resiliency section, it was suggested to have more detail concerning the timing of the projected sea level rise; it was clarified that there are maps that display this in the appendix.

The public comment was opened at 6:50 PM.

Michael Yankee, 125 Main Street resident and board member for Rivermoor Landing, added that it is important that it is understood and clear that the property is private at this time behind the building, as many people assume that it is public, explaining how it negatively impacts the residents there when people assume that it is public. It was also asked to keep Rivermoor involved in any communication for ideas in the area.

Chris Wolfe, 125 Main Street #23 resident, commented regarding how there has been altercations with trespassers that have been reported to the Police Department. The residents have tried to be polite in letting people know that it is private, but it was highlighted that the response from people has been very impolite.

Betsy Wolfe, 125 Main Street #23 resident and Ad Hoc Riverfront Advisory Committee member, commented on how she joined the committee due to frustration as a community member in the area, noting how the Schanda Park area is not currently maintained and questioning the town wanting to expand the river walk when that is the case and wanting that to be discussed more in the Master Plan. It was also added that the bridge idea that was discussed at the design charrette does not seem feasible as it shows connection to private property, there are restrictions at Heron Point, and since the river falls under Coast Guard jurisdiction. It was also added that consistent wayfinding that incorporates the universal blue square with a "P" should be used to highlight parking areas and should be considered., as well as wayfinding for where the public access is.

Matt Larkin, 189 New Road, commented how the waterfront is what drew him to Newmarket, and that he does not believe that maintenance of the shrubs and the park are not a major concern as it's a natural waterfront area, and that trying to incorporate as much public access as possible is critical.

The public comment was closed at 7:00 PM.

It was concluded that any input could be followed up with **Bart**.

Action

Motion: **Zachary Shollar** moved to accept the workshop meeting minutes for June 10, 2025.

Second: **Jane Ford**

Discussion: None

Vote: **Approved 6-0-0**

3. Adjourn

Action

Motion: **Bill Arcieri** moved to adjourn the workshop at 7:02 PM.

Second: **Zachary Shollar**

Discussion: None

Vote: **Approved 6-0-0**

Respectfully submitted,
Bridgette Grotheer
Land Use Administrator

DCAT:

https://videoplayer.telvue.com/player/XSekdEeRsk0JHQVHAvKJVka7_5VjxKP/videos