



TOWN OF NEWMARKET NEW HAMPSHIRE

PLANNING BOARD

Tuesday, September 9, 2025 at 6:00 PM

Town Hall, Council Chambers

DRAFT WORKSHOP MINUTES

Present: Zachary Shollar (Vice Chair), Jane Ford, Jamie Bruton, Scott Blackstone (Town Council – Ex officio), Jeff Goldknopf, Michael Scully, Eric Botterman (Alternate), Bill Arcieri (Alternate), Bart McDonough (Director of Planning & Community Development)

Absent: Val Shelton (Chair)

The Vice-Chair opened the workshop at 6:00 PM.

The voting members will be: **Zach Shollar, Jane Ford, Jamie Bruton, Scott Blackstone, Jeff Goldknopf, Michael Scully, and Eric Botterman** (*in the place of Val Shelton*).

1. Pledge of Allegiance

2. Master Plan Chapter Review

a. Review and approval of minutes - August 12, 2025

Action

Motion: Jane Ford moved to accept the workshop meeting minutes for August 12, 2025.

Second: Michael Scully

Discussion: None

Vote: Approved 7-0-0

b. Land and Water Conservation Chapter

Bart introduced **Kyle Pimental**, Strafford Regional Planning Commission, and provided background on the chapter of it as a merging of the Open Space Plan adopted in 2024, and the Water Resources chapter from 2020. **Bart** introduced the chapter as included in the meeting materials: newmarketnh.portal.civicclerk.com/event/2333/files/attachment/6397.

Bart begun the presentation with highlighting the Conservation Commission's work, and the master plan survey responses and visioning workshop that helped guide the chapter. **Kyle** continued with reviewing the chapter and the presentation, highlighting the Vision section's focus on blending the two pre-existing chapters, and how the Executive Summary speaks to balancing the need for housing while still preserving natural areas through strategic land usage. **Jane** asked about information from the two chapters that was taken out to fit into the combined Master Plan Chapter; **Kyle** explained that the two chapters will be included as appendices, but for example the Water Resources chapter had separate chapters on flood plains, aquifers, etc., making it lengthy and detailed with statistics, whereas the Master Plan focuses on the overarching themes and values. Overall, it was the level of detail that could not all make it into the main chapter so that the average reader can get the big picture, but again they are still part of the appendix documents.

Discussion ensued on if in the future, it will just be the new Master Plan chapter that is updated, or the detailed separate chapters will also see future updates. **Kyle** commented that some of the data will not see change while other areas could be updated in the future, so they would

likely be able to pick and choose where updates in the detailed documents will need to be looked at. It may also depend on grants and funding opportunities available to assist those future updates.

Kyle also explained that the implementation matrix takes goals from the previous chapters as well, but that they were reviewed and ones already completed were removed.

The presentation continued to review the themes (vibrancy, connectivity, affordability, accessibility, and resiliency) and associated goals, as in the presentation found at newmarketnh.portal.civicclerk.com/event/2333/files/agenda/6413.

Discussion on the chapter included regarding wayfinding and signage to guide people to conservation areas, ensuring access to recreational opportunities, the goal of ensuring long-term sustainable drinking water, balancing the need for housing with conservation-minded approaches and sustainable practices, shifting focus on growing ecotourism initiatives for growing the local economy, and the importance of protecting wetlands to protect against flooding.

The board continued to review the draft chapter language for suggestions:

- On page 5, it was suggested to explain what “highest ranked habitat” means, pertaining to the map.
- For the first paragraph under Connectivity on page 6, to remove “stream crossings” and replace it with just “streams.”

Bart concluded that any comments can be sent to him to be incorporated in the next revision. It was also noted that there will be a presentation and discussion on the wetland maps next month with Mark West.

3. Adjourn

Action

Motion: **Jane Ford** moved to adjourn the workshop at 7:00 PM.

Second: **Michael Scully**

Discussion: None

Vote: **Approved 7-0-0**

Respectfully submitted,
Bridgette Grotheer
Land Use Administrator

DCAT:

https://videoplayer.telvue.com/player/XSekdEeRsk0JHQVHAVKJVka7_5VjxKP/videos