



TOWN OF **NEWMARKET** NEW HAMPSHIRE

Planning Board Agenda

Tuesday, October 14, 2025 at 7:00 PM

Town Hall, Council Chambers

Agenda Item #1 - Pledge of Allegiance

Agenda Item #2 – Public Comments (Not related to items on the agenda)

Agenda Item #3 - Review & Approval of Minutes

- a. September 9, 2025

Agenda Item #4 – Regular Business

- a. Pursuant to RSA 676:4, Chapter 32-Zoning, Appendix A - Subdivisions and Appendix B - Site Plans of the Municipal Code of the Town of Newmarket, New Hampshire, notice is hereby given that a public hearing for a Major Site Plan and Major Subdivision application and two Special Use Permit applications, pursuant to 32-155 Wetland Protection Overlay District, requested by applicant 200 New Road LLC, will be held for a proposed residential development comprising 23 single-family, age-restricted units with associated utilities and infrastructure while disturbing 2,900+- square feet of wetlands and 12,900+- square feet of wetland buffers. The property involved in this application are located at 200 New Road, Tax Map R3, Lot 56 within the B-2 zoning district and wetland protecting overlay district.
- b. Presentation by Mark West of West Environmental on proposed amendments to the prime wetland maps.
- c. Discussion relative to reviewing proposed site plan and subdivision amendments.
- d. Discussion relative to identifying the extent and composition of a new form-based code zoning district (T-4).

Agenda Item #5 - New/Old Business

- a. Committee Reports
- b. Planner's Report
- c. Other Business

Agenda Item #6 - Adjourn