



# TOWN OF NEWMARKET NEW HAMPSHIRE

## PLANNING BOARD

Tuesday, October 14, 2025 at 6:00 PM

Town Hall, Council Chambers

### **DRAFT** WORKSHOP MINUTES

**Present:** Val Shelton (Chair), Zachary Shollar (Vice Chair), Jeff Goldknopf, Bill Arcieri (Alternate), Bart McDonough (Director of Planning & Community Development)

**Absent:** Jane Ford, Jamie Bruton, Michael Scully, Scott Blackstone (Town Council – Ex officio), Eric Botterman (Alternate)

The Chair opened the workshop at 6:00 PM.

The voting members will be: **Val Shelton, Zach Shollar, Jeff Goldknopf, and Bill Arcieri** (*in place of Michael Scully*).

#### **1. Pledge of Allegiance**

#### **2. Approval of Minutes**

a. September 9, 2025

##### **Action**

**Motion:** **Zach Shollar** moved to accept the workshop meeting minutes for September 9, 2025.

**Second:** **Bill Arcieri**

**Discussion:** None

**Vote:** **Approved 3-0-1**

#### **3. Master Plan Chapter Review**

a. Arts, Culture, and Historic Resources Chapter

**Kerrie Diers**, Strafford Regional Planning Commission, began the presentation of the work on the chapter (<https://newmarketnh.portal.civicclerk.com/event/1552/files/agenda/6489>), as included in the meeting materials. Highlights included: the process for creating the chapter with Master Plan survey and workshops to gain feedback, where an interest was found toward prioritizing a performing arts location; overview of the Vision statement; and continuing with review of the themes (vibrancy, connectivity, affordability, accessibility, and resiliency) and their goals. Overarching subjects included tourism, strengthening businesses, historic preservation while also evolving and moving forward, ensuring collaboration across organizations throughout town, focusing on better communication of arts events and wayfinding, and marketing for promotion of the town as an arts, culture, and historic destination.

The board continued to review the draft chapter language for suggestions, as found in the meeting materials (<https://newmarketnh.portal.civicclerk.com/event/1552/files/attachment/6482>):

- On page 2, it was noted to correct the wording of the first sentence of the Executive Summary section, as well as to review the rest of the wording in the section.

- Also on page 2, to revisit if it should state “nearly 400 years” and the rationale behind that amount.
- On page 4, it was suggested to move the list of examples of events to the appendix.
- On page 5 and 6, it was suggested to name the building/address and not the specific business for the list of potential locations.
- On page 6, under c., to instead state “downtown redevelopment projects” instead of the individual projects.
- On page 7, for the Library Mural Project, to add that it includes working with the library and the trustees, and reword/elaborate the bullet point as a whole.
- On page 8, it was noted that the last sentence in the first paragraph after the bullet points should be under the goals section instead, or incorporated into the goals.
- Also on page 8, to spell out the “NMSC” acronym in the last sentence before the goals.
- On page 9, it was suggested to have a shorter synopsis of the listed examples of resources, and move the examples to the appendix, for consistency and brevity.
- On page 11, it was suggested that the specific mention of surveys completed in Dover and Portsmouth could be removed, and having the second and third paragraphs generalized more and bring focus more on how Newmarket fits into the region.
- Also on page 11, it was noted that the last sentence in the narrative section is more of a goal and could be moved or incorporated there instead.
- It was a general suggestion to mention the live-work requirement in the Newmarket Mills in the chapter, possibly in the Accessibility section.
- In Appendix B, it was noted to list the Bryant Rock Museum within the New Market Historical Society paragraph, and to add more of the history to the Millspace paragraph.
- On page 12, it was recommended to see if there is a better picture to include of the mural.

Discussion concluded with review the Goals and Recommendations implementation table. It was noted to add a link to Portsmouth’s policy as is referred to in the fourth action to the first goal, as well as having more mention of the mills within them, and revisiting the last action under the third vibrancy goal (such as instead having an action item of “to work with the mill property owner to designate space within the public access areas of the mill”).

**Kerrie** noted that any further edits can be sent to **Bart** to get to her, and that there are three more chapters for review (Community Facilities & Utilities, Recreation, and Economic Development). It was discussed that Community Facilities & Utilities and Economic Development could be reviewed in the same night, or to at least start the Economic Development chapter review in the same meeting if they are unable to get through both completely. The goal is to finish the workshop review by the end of the calendar year.

### **3. Adjourn**

#### **Action**

**Motion:** **Zach Shollar** moved to adjourn the workshop at 7:00 PM.

**Second:** Jeff Goldknopf

**Discussion:** None

**Vote:** **Approved 4-0-0**

Respectfully submitted,  
Bridgette Grotheer  
Land Use Administrator

**DCAT:**  
[https://videoplayer.telvue.com/player/XSekdEeRsk0JHQVHAvKJVka7\\_5VixKP/videos](https://videoplayer.telvue.com/player/XSekdEeRsk0JHQVHAvKJVka7_5VixKP/videos)