



TOWN OF NEWMARKET NEW HAMPSHIRE

PLANNING BOARD

Tuesday, December 9, 2025 at 6:00 PM

Town Hall, Council Chambers

DRAFT WORKSHOP MINUTES

Present: Val Shelton (Chair), Zachary Shollar (Vice Chair), Jane Ford, Jamie Bruton [6:05 PM], Jeff Goldknopf, Eric Botterman (Alternate), Bill Arcieri (Alternate), Bart McDonough (Director of Planning & Community Development)

Absent: Michael Scully, Scott Blackstone (Town Council – Ex officio)

The Chair opened the workshop at 6:01 PM.

The voting members will be: **Val Shelton, Zach Shollar, Jane Ford, Jeff Goldknopf, Eric Botterman** (*in place of Jamie Bruton until her arrival*), **Jamie Bruton**, and **Bill Arcieri** (*in place of Michael Scully*).

1. Pledge of Allegiance

2. Approval of Minutes

a. November 18, 2025

Action

Motion: **Eric Botterman** moved to accept the workshop meeting minutes for November 18, 2025.

Second: **Jeff Goldknopf**

Discussion: None

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

3. Master Plan Chapter Review

a. Economic Development

Bart introduced the chapter and began the presentation of the work on the chapter (<https://newmarketnh.portal.civicclerk.com/event/1554/files/attachment/6543>) as included in the meeting materials. The presentation highlighted: how it was last updated in 2011; overall goal to promote economic activity and improve the tax base; an overview of qualitative survey and workshop responses, and the separate survey to Newmarket business; overview of the Vision statement; and continuing with review of the themes (vibrancy, connectivity, affordability, accessibility, and resiliency) and their goals. Goals included supporting a diverse mix of different business, addressing parking and accessibility, investing in digital infrastructure, reducing tax burdens, and encouraging sustainable business practices.

Bill commented that he did not see much discussion about ways to expand the tax base, and that it could also discuss the limitations of the town relative to economic development more.

The Chair also added that it focuses mostly on the downtown area where there is also industrial park opportunities and other areas for economic drivers and expanding that tax base, needing more action items to address more economic development. It was also noted that it is repetitive with some of the other chapters with arts, culture, and recreation.

Discussion ensued on the focus of the chapter, how economic development relates to infrastructure, and what the town's main industry could be defined as. Discussion also included TIF districts and the prior Economic Development Committee, as well as different assessments for tax revenue related to different industries and the idea of hiring an economic development planner. There was consensus that the chapter could use additional focus on goals for larger projects that would expand the tax base. It was also discussed to include capacity numbers for expanding water and sewer on Route 152 for context of existing barriers. Further discussion included housing demand and redevelopment opportunities. **Bart** also reiterated the survey responses for residents wanting an affordable grocery store, suggesting a grocery store co-op. It was concluded that any further comments can be sent to **Bart**.

3. Adjourn

The workshop was adjourned unanimously at 7:00 PM.

Respectfully submitted,
Bridgette Grotheer
Land Use Administrator

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