



TOWN OF **NEWMARKET** NEW HAMPSHIRE

Planning Board Agenda

Tuesday, August 11, 2026 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. July 14, 2026

Agenda Item #4 – Regular Business

- a. Pursuant to RSA 676:4, Section 32 Zoning and Section 2.04 of 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 minor site plan application, requested by applicant RKJ 37 Exeter LLC, will be held for a proposed development intending to disturb approximately of 4,769 square feet of area by seeking to demolish an existing single-family dwelling and replacing it with a three-unit townhouse with a paved driveway, new retaining walls, an on-site rain garden, a vegetative buffer adjacent to the on-site stream with no direct wetland fill proposed and the installation of other onsite utilities. The property is located at 37 Exeter Road, Tax Map U3, Lot 38, within the VC-C zoning district, and downtown commercial and wetland protecting overlay districts. The application is on file in the Department of Planning and Community Development office located in the Newmarket Town Hall.

The applicant has requested a continuance to the September 8, 2026, meeting.

- b. Pursuant to RSA 674:2-4 and Section 4.16 Town Master Plan of the Municipal Code of the Town of Newmarket, notice is hereby given that the Planning Board will hold a public hearing to review and adopt a new master plan comprising of the following chapters enumerated hereinbelow, or take any other action relative thereto.
 - 1. Vision | 2. Existing and Future Land Use | 3. Arts, Culture and Historic Resources | 4. Community Facilities and Utilities | 5. Downtown Riverfront | 6. Economic Development | 7. Energy | 8. Housing | 9. Land and Water Conversation | 10. Recreation | 11. Transportation

The proposed master plan chapter amendments can be viewed by visiting the following link below, or by visiting the Department of Planning and Community Development located in Town Hall.

- **Draft Master Plan PDFs:** <https://www.newmarketnh.gov/522/Draft-Master-Plan-2026-PDFs>
- **Draft Master Plan Website:** <https://straftordpcnh.gov/interactive-reports/newmarket-master-plan/>

Agenda Item #5 - New/Old Business

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

Agenda Item #6 - Adjourn