



Planning & Zoning Commission  
Minutes  
Thursday, July 7, 2011

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Call to order 7:00 p.m. By; Sandy Pucciarelli, Vice-Chair

**Present:**

Dennis Kimble	Liaison Town Council
Mike Davies	Board Member
Donna Fallow	Board Member
Bruce Galloway	Zoning Admin
Winslow Burhans	Mayor

**Administrative Business:**

*Minutes*

**Motion made by: Dennis** to accept the minutes as written.

**Seconded by: Mike**

**All in favor**

**HDC/ARC Liaison Report:** No June meeting to report on.

**Old Business:**

***Bruce Galloway – Code Enforcement***

Bruce reported that the residents are responding better to the code enforcement violations; however, we have a couple persistent or reoccurring problems that continue to be unresolved. Bruce asked the board for some suggestions on how to enforce these ongoing violations.

The question was brought up about anonymous complaints. The current policy is, if you are going to make a complaint, you need to give your name. Our policy follows the Frederick County procedures. The Town's policy will continue to remain in effect. In addition to making complaints directly to the Town office, there will be the added convenience of using the new online complaint form at the Town's website.

**Public Comments:**

Rick Fleshman – 2 W. Main St.

Jim Higgs – 17 E. Main St.

Ed Pavlinsky – The Meadows

(To hear the detailed conversation please refer to the tape back-up)

**New Business:**

***Steve Seawright – Introduction of Miller & Smith***

Steve Seawright informed the board of the changes in the Orchard at New Market, now going forward there will be another builder in the development. Steve introduced Tom Hyde of Miller & Smith. Miller & Smith is based out of Tyson's Corner and was founded in 1964 and they are going to build out phase two and three in the Orchard. Hope to start land development with-in the next 30 days if all goes well.

***Royal Oaks Subdivision – Roads***

AT the Annual Royal Oaks HOA meeting this past May, there was an announcement made by the developer that the roads were going to be privately held through-out the duration of the construction and then be privately held by the HOA upon completion of construction. The status of the roads at Royal Oaks was discussed and several alternatives for bringing them in conformance were suggested and will be carried out in the next several days.

**Public Comments:**

Chris Pucciarelli – 303 Poultney Place  
Joe Oliverio – 208 Quaker Way

(To hear the detailed conversation please refer to the tape back-up)

***New Market 2011 Master Plan***

**Motion make by: Dennis**, to submit to the Maryland Department of Planning for the sixty day review.

**Seconded by: Mike**

**No public comment**

**All in favor**

***Adjourn meeting***

**Motion made by: Dennis**, to adjourn the meeting.

**Seconded by: Mike**

**All in favor**