

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
April 6, 2023 - 7:00 p.m.

The regular meeting of the Planning and Zoning Commission of New Market was held digitally via the Zoom App on Thursday, April 6, 2023, with Chair, Anthony Bruscia, presiding. Members of the Commission present were Todd McEntire, Arnold Alcantar, and Brian Gable¹. Members of the Commission absent: Matt Chance (Town Council Liaison), Brooke Donahue, and David Price. Also present was Town Zoning Administrator/Town Planner Pat Faux.

CALL TO ORDER: The meeting was called to order at 7:00 p.m.

The minutes from July 7, 2022, October 6, 2022, and November 3, 2022, were deferred to the next meeting.

NEW BUSINESS

Permit #1837 – Request for Driveway Improvement – 94 West Main Street - Douglas Morassi De Lima

Ms. Faux reported that the Town received a General Permit application to add an approximately 15' x 42' 630+sq ft gravel area in front of an existing commercial structure at 94 West Main Street. For further information, please refer to the Staff Report dated April 3, 2023. Discussion ensued between the Commission and the applicant.

Motion: Commissioner McEntire made a Motion that the Planning and Zoning Commission conditionally approve Permit #1837 subject to the modifications listed in the Staff Report dated April 3, 2023.

¹ Commission member Gable entered meeting at 7:24 p.m.

Chairperson Initials AB/mh

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Second: Commissioner Alcantar
Discussion: None
Public Comment: 0
Vote: For – 3 (Bruscia, McEntire, Alcantar)
Against – 0
Abstain – 1 (Gable)
Absent – 3 (Chance, Donahue, Price)
The Motion passed.

Informal Discussion on New Commercial Structure (Permit #1839 and Permit #1840) 40 West Main Street – Phil Gamble

Ms. Faux briefly introduced the project that the property owner of 40 West Main Street would like to commence. Mr. Gamble would like to demolish the small 780 sq ft building at 40 West Main Street and replace it with a larger commercial structure. The only request at this time is for the new building. He is not requesting any change to parking as he has no tenants lined up for this property. The property demolition issue is scheduled to be discussed at the Historical District Commission/Architectural Review Commission meeting on April 11, 2023. Discussion ensued between the Commission and the applicant.

Public Comment: Michael Wright

ADJOURNMENT

Motion: Commissioner Gable made a motion to adjourn the meeting.
Second: Commissioner Alcantar
Vote: For – 3 (McEntire, Alcantar, Gable)
Against – 0
Abstain – 0
Absent – 3 (Chance, Donahue, Price)

The meeting adjourned at 8:11 p.m.

Respectfully submitted,

Michelle Mitchell
Town Clerk

Chairperson Initials: 