



Planning & Zoning Commission
Minutes
Tuesday, August 18, 2015

The regular meeting of the New Market Planning and Zoning Commission was held on August 18, 2015 in the Town Hall, 39 West Main Street, New Market, Maryland, with Chairman Anthony Bruscia presiding. Board member David Price was absent. The members of the board present were as follows:

Linda Spoales	Vice-Chair
Aaron Gordon	Board Member
Todd Hanson	Board Member
Marty Hart	Board Member
Dennis Kimble	Town Council Liaison

CALL TO ORDER: The meeting was called to order at 7:15 p.m.

Minutes from July 7, 2015

Motion made by: Linda, to approve the minutes as written.

Seconded by: Aaron

Vote: For – 4 (Anthony, Linda, Aaron, Marty,) **Against – 0, Abstain – 1** (Todd)

The motion passed.

HDC/ARC Liaison Report: No report given.

Old Business:

Presentation of Brinkley Manor Forest Conservation Planting Implementation Plan for approval – Shawn Burnett - Town Engineer, Jen Rohrer - Environmental Specialist

Shawn Burnett and Jen Rohrer from the Wilson T. Ballard Co. presented their review and observations to the board on the Brinkley Manor Forest Conservation Planting Implementation Plan. The applicant for Brinkley Manor had an approved conservation plan with their community approval process. They are about to implement some of the planting as part of that plan, and it was recognized that it would involve removal of some of the natural regeneration that has occurred on the lots. The Town has corresponded with the applicant, requesting them to not take the action of tearing down trees, based on site conditions that have changed over the years, but also the recognition that there has been some request from the residents to salvage some of the trees and leave some of the open spaces open. The applicant has submitted a revised Implementation Planting Plan dated July 30, 2015. Shawn has reviewed the revised plan and provided comments in a letter dated August 4, 2015. The applicant is now requesting the Planning and Zoning Commissions approval of the revised

Commission Chair Signature: _____

planting implementation plan so they can complete their forest conservation ordinance requirements for the community.

Motion made by: Dennis, to have Wilson T. Ballard check the grades, and make sure the grades are what the original plot plan called for on the recreation open spaces, planting areas and to have the planting areas staked out behind lots 101 to 96 on Marley St., South side of the pond, and the East side of the open recreation space.

Seconded: Linda

Discussion: None

Vote: For – 6 (Anthony, Dennis, Linda, Todd, Aaron, Marty,) **Against – 0, Abstain – 0**

The motion passed

Status of Brinkley Manor Revised Improvement Plans – Shawn Burnett

Shawn informed the board that the original approved improvement plans concluded the installation of stamped concrete for the crosswalks at East Wainscot and Marley St. During the construction the applicant requested that the board consider changing that to stamped asphalt. The applicant has deferred back to the original plan to install the stamped concrete as previously approved.

New Business:

Pre-Application Conference for Calumet Master Plan per LDO Article IV. Section 15.7.2a.

Dave Severn with Offit, Kurman and Bob Spalding with Miller & Smith, presented to the planning commission the pre-application for the Calumet PDD review requirements for the Master Plan along with what the process is for all the submissions as they move forward.

Public Comments:

Thomas Farr, D.R. Horton – Land Development Project Manager

Adjourn meeting

Motion made by: Aaron, to adjourn the meeting.

Seconded by: Linda

Vote: For – 6 (Anthony, Dennis, Linda, Todd, Aaron, Marty,) **Against – 0, Abstain – 0**

The motion passed.

Respectfully submitted,

Karen Durbin

Clerk to Planning and Zoning