



Planning & Zoning Commission
Minutes
Thursday, July 7, 2015

The regular meeting of the New Market Planning and Zoning Commission was held on July 7, 2015 in the Town Hall, 39 West Main Street, New Market, Maryland, with Chairman Anthony Bruscia presiding. Board members Todd Hansen, David Price and Councilman Dennis Kimble (TC Liaison) were absent. The members of the board present were as follows:

Linda Spoales	Vice-Chair
Aaron Gordon	Board Member
Marty Hart	Board Member

CALL TO ORDER: The meeting was called to order at 7:05 p.m.

Minutes from June 4, 2015

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

Seconded by: Marty

Vote: For – 3 (Anthony, Linda, Marty,) **Against – 0, Abstain – 1** (Aaron)

The motion passed.

HDC/ARC Liaison Report: No report given.

Old Business:

Calumet PDD Findings review and decision

Motion made by: Aaron, to recommend the PDD and the findings as revised to the Town Council.

Seconded: Marty

Discussion: None

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

The motion passed

New Business:

- *Discussion of Brinkley Manor Forest Conservation Plan*

Shawn Burnett gave an overview of the Brinkley Manor Forest Conservation Plan, based on changes that have occurred on the site since the original forest conservation plan was reviewed and approved. Mr. Galloway wrote a letter to DR Horton notifying them that the town was initiating actions to revoke the approved Brinkley Manor Forest Conservation Plan due to the changes. Site changes have included natural regeneration that includes invasive species. DR Horton responded and requested a meeting with the Mayor, Town Engineer, and

Commission Chair Signature: _____

an Environmental Specialist. After that meeting occurred, DR Horton will be working on developing a revision to their implementation planting plan to meet their forest conservation requirements. This will be back on next month's agenda with updates.

- *Approval of Revised Improvement Plans – Brinkley Manor*
DR Horton asked to do a minor modification to their improvement plans to allow stamped asphalt at their intersection at East Wainscott and Marley St. in stead of stamped concrete. The approved plans called for stamped concrete and the maintenance issues could become costly. Once the revised plans are ready for approval it will be brought back to the planning commission for review.
- *Review / Comment on County Site Development Plan within New Market Growth Area – Popeye's*
The County sent the Town a set of plans that has been submitted to the County for review, for a proposed Popeye's restaurant to be located within the New Market Retail Center adjacent to the existing CVS. The County would like to have any comments from the planning commission submitted to them before their July 17, 2015 meeting. The planning commissions suggestion was that the Popeye's restaurant consider following a landscaping plan to keep in uniform with the look of the existing Burger King's landscaping.

Adjourn meeting

Motion made by: Aaron, to adjourn the meeting.

Seconded by: Linda

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

The motion passed.

Respectfully submitted,

Karen Durbin

Clerk to Planning and Zoning