



Planning & Zoning Commission  
Minutes  
Thursday, February 2, 2017

The regular meeting of the New Market Planning and Zoning Commission was held on Thursday, February 2, 2017 in the Town Hall, 39 West Main Street, New Market, Maryland, with Chairman Anthony Bruscia presiding. Members absent were: Linda Spoales. The members of the board present were as follows:

|               |                      |
|---------------|----------------------|
| Aaron Gordon  | Board Member         |
| Todd Hanson   | Board Member         |
| Marty Hart    | Board Member         |
| David Price   | Board Member         |
| Dennis Kimble | Town Council Liaison |

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

**APPROVAL OF MINUTES:**

*Minutes December 1, 2016*

Due to lack of quorum for the minutes, the approval of the minutes will be deferred until the March meeting.

**Old Business:**

David Price reported that the first one-way alley workshop was held on January 25, 2017 and he has received feed-back from residents who attended the workshop along with others who were not in attendance. The next workshop is scheduled for February 4, 2017, after that meeting, he will compile the comments and report back to the Planning Commission.

**New Business:**

- *Boyers Mill Road "Southern Section" - Frederick County CIP Project Presentation*  
Samantha Krautwurst, Engineer/Project Manager and Jason Stitt, Office Chief from Frederick County gave a presentation of the Project schedule and programmed funding along with information regarding provisions for bicyclists and potential impacts of Town of New Market Property. The board had concerns regarding the bike path and wanted to know if there were any other property options for the stormwater management facility. The board will put together a list of comments and email the list to Samantha for further consideration.

Commission Chair Signature: 

- *Forest Conservation Ordinance – Wilson T. Ballard*  
Jen Kasperek with the Wilson T. Ballard Co. gave a presentation of the Forest Conservation Ordinance.

**Motion made by: David**, to make changes to the following Forest Conservation Ordinance sections:

Section 7 recommend changing FCO to Town, Section 9 recommend not changing FCO, Section 10 recommend not changing FCO and then the last section 10 the pros / cons we recommend not changing.

Seconded by: Todd

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

**Abstain – 0, Absent – 1** (Linda)

*The motion passed*

- *Marley Square Update – Brad Tavel*  
Brad Tavel updated the board and said that the project will be moving forward. The design and architectural drawings are complete and the design development drawing have gone out to bid, units have begun to be priced, units will be approximately 1500 square feet each and there will be 16 condo units as flats over approvability 20,000 square feet of commercial space to be broken into 6-10 commercial units which will either be sold or rented to the user. On the residential side units will have storage in the basement along with bike storage area separate. Construction drawings are expected to be completed in the next 3-4 months and ready to submit grading permit between 2<sup>nd</sup> and 3<sup>rd</sup> quarter of this year. Construction time frame is estimated to be 12-14 months and the estimated cost will start from \$245,000-\$265,000.

**Public Comments:** None

*Adjourn meeting*

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

**Seconded by: Aaron**

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

**Absent – 1** (Linda)

*The motion passed*

Respectfully submitted,

Karen Durbin

Clerk to Planning and Zoning