



Planning & Zoning Commission
Minutes
Thursday, March 2, 2017

The regular meeting of the New Market Planning and Zoning Commission was held on Thursday, March 2, 2017 in the Town Hall, 39 West Main Street, New Market, Maryland, with Chairman Anthony Bruscia presiding. 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
David Price	Board Member
Dennis Kimble	Town Council Liaison

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

APPROVAL OF MINUTES:

Minutes December 1, 2016

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

Seconded by: Aaron

Vote: For – 4 (Anthony, Linda, Aaron, Dennis) **Against – 0, Abstain – 3** (David, Todd, Marty) **Absent – 0**

The motion passed

Minutes February 2, 2017

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

Seconded by: Todd

Vote: For – 6 (Anthony, Aaron, Todd, David, Marty, Dennis) **Against – 0, Abstain – 1** (Linda) **Absent – 0**

The motion passed

HDC/ARC Liaison Report:

Pat Faux reported that there was an agenda item for a violation letter that was sent to 60 W. Main St. for an additional parking pad that was poured without the proper approval, so he was asked to attend the HDC/ARC meeting with explanation. The board elected to not make him remove the excess concrete and asked him to mitigate it with a landscape plan to buffer the parking area he has created.

Commission Chair Signature: _____

Old Business:

- Workshop for One Way Alley's – David Price
Workshops were held on the one-way alley's. The first workshop, there were only two residents who attended, and the second workshop there were 4-5 residents who attended. Emails have been gathered with comments from residents who were not able to attend. David will plan on sending an email to residents who live on Main Street and encourage them to give feedback, and then meet with Pat and talk about different signs and potentially where signage would go. David will report back at the next meeting any more feedback that he has received.
- Forest Conservation Ordinance – Wilson T. Ballard
Jen Kasperek with Wilson T. Ballard Company presented to the Planning and Zoning Commission the revised Forest Conservation Ordinance for their recommended approval to Town Council.

Motion made by: David, to recommend the Forest Conservation Ordinance # 2017-01 to Town Council for approval.

Seconded by: Todd

Discussion: None

Public Comment: None

Vote: For – 7 (Anthony, Linda, Aaron, Todd, David, Marty, Dennis) **Against – 0, Abstain – 0, Absent – 0**

The motion passed

- Comment Letter for Boyers Mill Road “Southern Section”
David and Linda submitted email comments to Pat. They would like to make sure that the gap in the bike lane concerns are addressed in the letter. They would also like to see # 2,3,4 removed.

Motion made by: David, to accept the letter with the following changes that were discussed and ask what other sources of funding were considered for installing a 16-foot travel lane in both directions for the entire project length to provide a consistent width bicycle provisions.

Seconded by: Aaron

Discussion: Councilman Kimble

Public Comment: None

Vote: For – 7 (Anthony, Linda, Aaron, Todd, David, Marty, Dennis) **Against – 0, Abstain – 0, Absent – 0**

The motion passed

New Business:

- Marley Square – Request Site Plan Extension – Brad Tavel
Motion made by: Dennis, to give the site plan extension for 12 months with the condition that they provide a sidewalk.
Second: David
Public Comment: Howard Edwards – 147 W. Main St.
Vote: For – 7 (Anthony, Linda, Aaron, David, Todd, Marty, Dennis) **Against – 0, Abstain – 0, Absent – 0**
The motion passed

- Master Plan – Set Public Hearing Date
Motion made by: Todd, to set the public hearing for the next Planning and Zoning meeting on Thursday, April 6, 2017.
Seconded by: Aaron
Discussion: None
Public Comment: None
Vote: For – 7 (Anthony, Linda, Aaron, Todd, David, Marty, Dennis) **Against – 0, Abstain – 0, Absent – 0**
The motion passed

Public Comments: None

Linda Spoales addressed the Planning and Zoning board and let them know that she would be stepping down from the board due to her moving out of state. The board thanked her for her 10 years of service.

Adjourn meeting

Motion made by: Linda, to adjourn the meeting.

Seconded by: David

Vote: For – 7 (Anthony, Linda, Aaron, David, Todd, Marty, Dennis) **Against – 0,**

Abstain – 0,

The motion passed

Respectfully submitted,

Karen Durbin

Clerk to Planning and Zoning