

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
February 6, 2025 - 7:00 p.m.

The regular meeting of the Planning and Zoning Commission of New Market, convened to discuss and make decisions on various zoning matters, was held digitally via the Zoom App on Thursday, February 6, 2025, with Chair Anthony Bruscia presiding. The members present were Arnold Alcantar, Matt Chance (Town Council Liaison), and Brooke Donahue. Commission members Todd McEntire and Brian Gable were absent. Town Zoning Administrator/Town Planner Pat Faux and Town Engineers Shawn Burnett and Erica Adamski were also present.

CALL TO ORDER: The meeting was called to order at 7:02 p.m.

MINUTES:

The November 7, 2024, minutes were deferred to the next meeting.

CONTINUED BUSINESS

Informational Traffic Signal Presentation – Intersection of the Parkway and Rte. 75

Mr. Burnett and Jim Proakis, JNP Capital Management, provided an informational briefing on the traffic warrant analysis concerning the traffic signal at the Intersection of the Parkway and Rte. 75. The analysis was conducted by industry standards. Staff advised that they reviewed the study and concur with its findings. The next step is for staff to coordinate with the County and State Highway.

Permit #1933B Updated Preliminary Forest Conservation Plan

Mr. Burnett, Ms. Adamski, and the applicants, Jim Proakis, JNP Capital Management, and Donavon Corum, CBM Consulting, presented. For further information, please refer to the Staff Report dated January 31, 2025.

Motion: Commissioner Donahue made a motion that the Commission approve the Preliminary Forest Conservation Plan (PFCP) – Calumet revision dated January 28, 2025, for Permit #1933B

Chairperson Initials AB/mem

Second: Town Council Liaison Chance
Public Comment: None
Vote: For – 4 (Bruscia, Alcantar, Chance, Donahue)
Against – 0
Abstain – 0
Absent – 2 (McEntire, Gable)
The Motion passed.

ADJOURNMENT

Motion: Commissioner Donahue made a motion to adjourn the meeting
Second: Chair Bruscia
Public Comment: None
Vote: For – 4 (Bruscia, Alcantar, Chance, Donahue)
Against – 0
Abstain – 0
Absent – 2 (McEntire, Gable)
The Motion passed.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: AB/pmlm