

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
March 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, March 6, 2025, with Chair Anthony Bruscia presiding. The members present were Arnold Alcantar, Brooke Donahue, Brian Gable, and Todd McEntire. Matt Chance (Town Council Liaison) was absent. Town Zoning Administrator/Town Planner Pat Faux and Town Engineer Tim Rye were also present.

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

MINUTES:

Motion: Commissioner Gable made a Motion to approve the November 7, 2024, minutes as written

Second: Commissioner McEntire

Public Comment: None

Vote: For – 3 (Alcantar, Gable, McEntire)
Against – 0
Abstain – 2 (Bruscia, Donahue)
Absent -1 (Chance)
The Motion passed.

Motion: Commissioner Donahue made a Motion to approve the February 6, 2025, minutes as written

Second: Commissioner Alcantar

Public Comment: None

Vote: For – 3 (Bruscia, Alcantar, Donahue)
Against – 0
Abstain – 2 (Gable, McEntire)
Absent -1 (Chance)
The Motion passed.

Chairperson Initials AB/

**Permit #1966B – West Main Street – Jabez Properties Preliminary Plan of Subdivision
Renewal**

Town staff received an electronic submittal on February 24, 2025, of a plan set entitled “105 West Main Street and Lawson Properties Preliminary Plat” dated revised December 11, 2024. Please refer to the Staff Report dated February 26, 2025, for further information.

Motion: Chair Bruscia made a Motion that the Planning Commission approve the plan set entitled “105 West Main Street and Lawson Properties Preliminary Plat” that addresses staff findings listed in the February 26, 2025, Staff Report for Permit #1966B

Second: Commissioner Donahue

Public Comment: None

Vote: For – 4 (Bruscia, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent -2 (Chance, McEntire¹)

The Motion passed.

Permit #1948B – Calumet Site Plan

Town staff received an electronic Site Plan submission made by the applicant representative on January 28, 2025, in response to staff review comments provided to the applicant on January 22, 2025. Please refer to the Staff Report dated February 17, 2025, for further information.

Motion: Commissioner Gable made a Motion that the Planning Commission approve the Site Plan titled “Calumet Site Plan” revision dated January 29, 2025, for Permit #1948B, recognizing the observations listed in the February 17, 2025, Town Staff Report

Second: Commissioner McEntire

Public Comment: None

Vote: For – 5 (Bruscia, Alcantar, Donahue, Gable, McEntire)
Against – 0
Abstain - 0
Absent -1 (Chance)

The Motion passed.

¹ Commissioner McEntire entered the meeting after the vote on this Motion (7:07 pm). The November 7, 2024, meeting minutes were deferred until Commissioner McEntire entered the meeting and were voted on after Permit #1966B.

ADJOURNMENT

Motion: Commissioner Gable made a Motion to adjourn the meeting
Second: Commissioner McEntire
Public Comment: None
Vote: For – 5 (Bruscia, Alcantar, Donahue, Gable, McEntire)
Against – 0
Abstain - 0
Absent -1 (Chance)
The Motion passed.

The meeting was adjourned at 7:16 p.m.

Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: AB/nd