

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
December 4, 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 virtually via Zoom on Thursday, December 4, 2025, with Chair Anthony Bruscia presiding. The members present were Arnold Alcantar, Brooke Donahue, Brian Gable, Todd McEntire, and Kevin DeLany (Town Council Liaison). Town Zoning Administrator/Town Planner Pat Faux and Town Engineer Shawn Burnett were also present.

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

MINUTES:

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

Second: Town Council Liaison DeLany

Public Comment: None

Vote: For – 4 (Bruscia, DeLany, Donahue, Gable)
Against – 0
Abstain – 1 - Alcantar
Absent – 1 (McEntire¹)

The Motion passed.

NEW BUSINESS

Informal Pre-Submittal Presentation – 78 West Main Street

The applicant, Phil Gamble, presented information on his redevelopment plans and parking waiver/alternative supply plan for his property next to the Fire Station. For further information, please refer to the Staff Report dated November 21, 2025.

¹ Commissioner McEntire entered the meeting after the vote on the November 6, 2025, minutes.

Chairperson Initials AB/ml

Permit #2072B – Special Exception – NM-B-25-02 – 33 West Main Street

The Board of Appeals is scheduled to hear the Special Exception application filed by Javier Nogales requesting approval of a restaurant at 33 West Main Street on December 16, 2025. Pat Faux and the applicant, Mr. Nogales, presented the Special Exception application for the Planning and Zoning Recommendation to the Board of Appeals. For further information, please refer to the Staff Report dated November 21, 2025.

- Motion:* Commissioner Donahue made a Motion that the Planning Commission recommend approval to the Board of Appeals for Docket NM-B-25-02, and that the restaurant employees be instructed to park in the rear of the property.
- Second:* Chair Bruscia
- Public Comment:* None
- Vote:* For – 6 (Bruscia, Alcantar, DeLany, Donahue, Gable, McEntire)
Against – 0
Abstain – 0
Absent – 0
- The Motion passed.**

Draft Frederick County Housing Element Plan and In-Progress Investing in Workers and Workplace Plan

As discussed at the last Planning and Zoning Commission meeting, Frederick County is considering adopting two plans that will amend the County’s Comprehensive Plan and change its current land-use designations and zoning for 16 parcels with the Town of New Market’s Growth area. Kimberly Gaines and Denis Superczynski, Livable Frederick, Office of Planning and Design, were present. The County is requesting formal public comments. For further information, please refer to the Staff Report dated November 21, 2025.

- Motion:* Town Council Liaison DeLany made a Motion recommending that the Planning Commission authorize staff to send a letter to the County Planning Commission regarding both plans, requesting that the Planning Commission delete the elements from their draft plans and defer decisions on these parcels until the New Market reconciliation plan process.
- Second:* Commissioner Gable
- Public Comment:* None
- Vote:* For – 6 (Bruscia, Alcantar, DeLany, Donahue, Gable, McEntire)
Against – 0
Abstain – 0

Chairperson Initials: ABJ/mls

Absent – 0

The Motion passed.

ADJOURNMENT

Motion: Commissioner Donahue made a Motion to adjourn the meeting.

Second: Chair Bruscia

Public Comment: None

Vote: For – 6 (Bruscia, Alcantar, DeLany, Donahue, Gable, McEntire)

Against – 0

Abstain – 0

Absent – 0

The Motion passed.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: AB/mem