

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
March 5, 2026 - 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, March 5, 2026, with Chair Anthony Bruscia presiding. The members present were Arnold Alcantar, Kevin DeLany (Town Council Liaison), Brooke Donahue, Brian Gable, and Chris Weatherly. Member Todd McEntire was 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 7:01 p.m.

Chair Bruscia welcomed Commissioner Weatherly to the Planning and Zoning Commission.

MINUTES:

Motion: Commissioner Gable made a Motion to approve the February 5, 2026, minutes as written.

Second: Town Council Liaison DeLany

Public Comment: None

Vote: For – 4 (Bruscia, Alcantar, DeLany, Gable)
Against – 0
Abstain – 2 (Donahue, Weatherly)
Absent – 1 (McEntire)
The Motion passed.

NEW BUSINESS

Permit #2084B – Special Exception – NM-B-26-01 – 78 West Main Street

The Board of Appeals is scheduled to hear the Special Exception application filed by Phil Gamble. The application requests approval for a restaurant in a new, approved commercial structure at 78 W Main Street. The hearing is set for March 18, 2026. Pat Faux, the applicant, Phil Gamble, and the prospective tenant, Keith Marcoux, presented the application to the Planning and Zoning Commission for consideration.

Chairperson Initials AB/mem

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Recommendation to the Board of Appeals. For further information, please refer to the Staff Report dated March 2, 2026.

Motion: Chair Bruscia made a Motion that the Planning and Zoning Commission recommend approval of the Special Exception to the Board of Appeals with the Zoning Administrator's parking conditions.

Second: Commissioner Gable

Public Comment: None

Vote: For – 6 (Bruscia, Alcantar, DeLany, Donahue, Gable, Weatherly)
Against – 0
Abstain – 0
Absent – 1 (McEntire)
The Motion passed.

Permit #2037B – Preliminary Forest Conservation Plan – New Market Parkway

Staff electronically reviewed the Preliminary Forest Conservation Plans dated February 13, 2026. For further information, please refer to the Staff Report dated February 18, 2026.

Motion: Commissioner Alcantar made a Motion that the Planning and Zoning Commission 1) approve the variance request to remove up to 5 specimen trees identified in the request letter from CMB consulting to Town Staff received on February 13, 2026, related to Permit #2037B; 2) approve the plans labeled "Preliminary Forest Conservation Plan New Market Parkway" for Permit #2037B upon confirmation that all fees due to the Town relating to the processing of this application have been paid and processed.

Second: Commissioner Donahue

Public Comment: None

Vote: For – 6 (Bruscia, Alcantar, DeLany, Donahue, Gable, Weatherly)
Against – 0
Abstain – 0
Absent – 1 (McEntire)
The Motion passed.

ADJOURNMENT

Motion: Chair Bruscia made a Motion to adjourn the meeting.

Second: Commissioner Gable

Public Comment: None

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

Chairperson Initials: AB/melw

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Against – 0

Abstain – 0

Absent – 1 (McEntire)

The Motion passed.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: AB/mh