

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
February 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, February 6, 2026, with Chair Anthony Bruscia presiding. The members present were Arnold Alcantar, Brian Gable, and Kevin DeLany (Town Council Liaison). Members Brooke Donahue, Todd McEntire, and Chris Weatherly were absent. Town Zoning Administrator/Town Planner Pat Faux and Town Engineers Shawn Burnet, Tim Rye, and Erica Adamski were also present.

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

MINUTES:

Motion: Chair Bruscia made a Motion to approve the December 4, 2025, minutes as written.

Second: Commissioner Gable

Public Comment: None

Vote: For – 4 (Bruscia, Alcantar, DeLany, Gable)
Against – 0
Abstain – 0
Absent – 3 (Donahue, McEntire, Weatherly)
The Motion passed.

NEW BUSINESS

Permit #2030B – Calumet Final Forest Conservation Plans

Staff conducted a review of the Final Conversation Plans revision dated January 28, 2026, Two-Year FIPA, and Forest Resource DOE Maintenance and Covenants Agreement. For further information, please refer to the Staff Report dated January 29, 2026.

Chairperson Initials AB/mem

Motion: Commissioner Gable made a Motion that the New Market Planning Commission approve the variance request to remove up to 29 specimen trees identified in the request letter from CBM Consulting to Town Staff received on January 28, 2026, related to Permit #2030B, and conditionally approve the plans labeled “Final Forest Conservation Plan Calumet for Permit 2030B with the condition that the remaining administrative items listed in the January 29, 2026, Staff Report be addressed to the satisfaction of Town Staff and upon confirmation that all fees due to the Town relating to the processing of this application have been paid and processed.

Second: Chair Bruscia

Public Comment: None

Vote: For – 4 (Bruscia, Alcantar, DeLany, Gable)
Against – 0
Abstain – 0
Absent – 3 (Donahue, McEntire, Weatherly)
The Motion passed.

Permit #2078B – 78 West Main Street Site Plan

Town staff reviewed the digital plans submitted to the Town on January 15 and 28, 2026, for a proposed new commercial building at 78 West Main Street. For further information, please refer to the Staff Report dated January 30, 2026 (revised).

Motion: Commissioner Alcantar made a Motion that the Planning and Zoning Commission approved the parking requirement waiver request and the Minor Site Plan for 78 West Main reflected on the plans submitted for Permit #2078B and received by the Town on January 15 and 28, 2026, recognizing the comments in the January 30, 2026, Staff Report to the Commission and upon confirmation that all fees due to the Town relating to the processing of this application have been paid and processed.

Second: Commissioner Gable

Public Comment: None

Vote: For – 4 (Bruscia, Alcantar, DeLany, Gable)
Against – 0
Abstain – 0

Chairperson Initials: AB/mem

Absent – 3 (Donahue, McEntire, Weatherly)

The Motion passed.

ADJOURNMENT

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

Second: Commissioner Gable

Public Comment: None

Vote: For – 4 (Bruscia, Alcantar, DeLany, Gable)

Against – 0

Abstain – 0

Absent – 3 (Donahue, McEntire, Weatherly)

The Motion passed.

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

Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: AB/mem