

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
July 2, 2026 - 7:00 p.m.

The regular meeting of the Planning Commission of New Market, convened to discuss and make decisions on various zoning matters, was held digitally via Zoom on Thursday, July 2, 2026, with Chair Anthony Bruscia presiding. The members present were Arnold Alcantar, Kevin DeLany (Town Council Liaison), Brooke Donahue, and Chris Weatherly. Members Brian Gable and Robert Slivinsky were 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 7:01 p.m.

MINUTES:

Motion: Town Council Liaison DeLany made a Motion to approve the June 4, 2026, minutes as written
Second: Commissioner Donahue
Public Comment: None
Vote: For – 3 (Bruscia, DeLany, Donahue)
Against – 0
Abstain – 1 (Weatherly)
Absent – 3 (Alcantar, Gable, Slivinsky)¹
The Motion passed.

NEW BUSINESS

Permit #2089B – Consolidation Plat for New Market United Method Church

Staff reviewed the Consolidation Plat digitally submitted to the Town on May 29, 2026, and titled Final Plat Consolidation Plat New Market United Methodist Church, dated March 10, 2026. For further information, please refer to the Staff Report dated June 26, 2026.

¹ Commissioner Alcantar entered the meeting following the vote on the June 4, 2026, meeting minutes.

Chairperson Initials

AA/me

Motion: Commissioner Donahue made a Motion that the Planning Commission approve Permit #2089B, Consolidation Plat New Market United Methodist Church, dated March 10, 2026, and authorize the chairman's signature upon confirmation from staff that the actions required prior to signature as listed in the June 26, 2026, Staff Report have been adequately satisfied.

Second: Chair Bruscia

Public Comment: None

Vote: For – 5 (Bruscia, Alcantar, DeLany, Donahue, Weatherly)
Against – 0
Abstain – 0
Absent – 2 (Gable, Slivinsky)
The Motion passed.

Permit #2091B – Site Plan for New Market United Methodist Church Ministry Center

Staff reviewed the Site Plan digitally submitted to the Town on June 24, 2026, and titled New Market United Methodist Church, Ministry Center, Site Plan, with June 24, 2026, revision date. For further information, please refer to the Staff Report dated June 25, 2026.

Motion: Commissioner Donahue made a Motion that the Planning Commission approve Permit #2091B, New Market United Methodist Church, Ministry Center, Site Plan, revision dated June 24, 2026, and authorize the chairman's signature upon confirmation from staff that the actions required prior to signature as listed in the June 25, 2206, Staff Report have been adequately satisfied.

Second: Town Council Liaison DeLany

Public Comment: None

Vote: For – 5 (Bruscia, Alcantar, DeLany, Donahue, Weatherly)
Against – 0
Abstain – 0
Absent – 2 (Gable, Slivinsky)
The Motion passed.

Draft Annual Report for Maryland Department of Planning

Ms. Faux requested approval of the letter addressed to the Maryland Department of Planning regarding the Town of New Market's Annual Report as required under §1-207(b) and §1-208(c)(1)(i) and (c)(3)(ii) of the Land Use Article.

Chairperson Initials: AA/me

Motion: Town Council Liaison DeLany made a Motion to Approve the Annual Draft Report for the Maryland Department of Planning with correction.

Second: Chair Bruscia

Public Comment: None

Vote: For – 5 (Bruscia, Alcantar, DeLany, Donahue, Weatherly)
Against – 0
Abstain – 0
Absent – 2 (Gable, Slivinsky)
The Motion passed.

Introduction of Draft Ordinance 2026-05: For the Purpose of Amending Article IV: District Regulations 1.11 Accessory Uses, 2.0 Table of Uses, 15.4&5 PDD Accessory Uses, 16.4&5 TRC Accessory Uses; Article XII Definitions and Article V, Development Standards of the Land Development Ordinance to Add Accessory Dwelling Units as a Land Use

Ms. Faux presented Draft Ordinance 2026-05, which implements the requirements of Maryland House Bill 1466. The legislation requires the Town to adopt amendments to the Land Development Ordinance (LDO) by October 1, 2026, to accommodate Accessory Dwelling Units (ADUs) more broadly. For additional information, refer to the Staff Report dated June 23, 2026.

By unanimous consent, the Planning Commission voted not to hold a public hearing on Draft Ordinance 2026-05 and to defer the public hearing to the Town Council.

CONTINUED BUSINESS

Draft Master Plan Update

Ms. Faux reported that the Draft Master Plan had been circulated to the Planning Commission and Town Council for review. The draft will also be posted on the Town's website and distributed via the Town-wide email list for public comment. She requested that a workshop on the Draft Master Plan be scheduled for the next Planning Commission meeting. For additional information, refer to the Staff Report dated June 24, 2026.

ADMINISTRATIVE

Chair Bruscia reminded Commission members to confirm their attendance in advance of meetings to help ensure a quorum is present.

Chairperson Initials: AA/mc

ADJOURNMENT

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

Second: Chair Bruscia

Vote: For – 5 (Bruscia, Alcantar, DeLany, Donahue, Weatherly)

Against – 0

Abstain – 0

Absent – 2 (Gable, Slivinsky)

The Motion passed.

The meeting was adjourned at 7:48p.m.

Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: AA/ml