

## Planning Board Agenda 04/12/11

NEWMARKET PLANNING BOARD MEETING  
TUESDAY, APRIL 12, 2011  
7:00 P.M.  
TOWN COUNCIL CHAMBERS  
AGENDA

1. Pledge of Allegiance
2. Public Comments
3. Review & approval of minutes: 03/08/11
4. Regular Business

Applicant: Cheney Property Management Corp/MJS Engineering, PC

Location: 54-56 Exeter Road, Tax Map U4, Lots 12 & 13, B1 Zone

Application: Design Review

Proposal: The proposal is to redevelop two parcels by removing the existing commercial building and residential duplex and constructing a two-story mixed use building with parking area. The two lots would be incorporated into the Newmarket Business Park Condominium area. Continued from 03/08/11.

Applicant: Solon Realty Co, LLC

Location: 438 Wadleigh Falls Road, Tax Map R6, Lot 50, B3 Zone

Application: Site Plan Review

Proposal: The proposal is to revise the existing site plan to allow the storage of containers & trailers in the limits of the gravel area and allow containers in the previously delineated container area. Also requested is to allow an old office trailer to be used as a warming hut for the workers who move the containers. They are also requesting the storage of fourteen ice cream trucks on site, which will be used from the site during the season and stored there off-season. This use would include a dumpster on the site. The owner would also like to include the storage of snow removing equipment

to include a loader & bulldozer onsite year round. This site plan also includes additional screening from the roadway. Continued from 03/08/11. This application will be continued to May 17, 2011.

Applicant: Gayle McConnell/Fraternal Order of Eagles

Location: 41 Exeter Road, Tax Map U3, Lot 40, M2 Zone

Application: Site Plan

Proposal: The proposal is to change the use of the building from office/retail sales to a private membership social club. The building will house the Fraternal Order of Eagles social room and meeting rooms and club offices.

Applicant: Kevin Burke

Location: 206 South Main Street, Tax Map U4, Lot 109, M3 Zone

Proposal: Request for waiver of Minor Site Plan &

Request for waiver of Impact Fees for the addition of a third dwelling unit

5. New/Old Business

6. Adjourn

All meetings are scheduled to end by 10:00 p.m. If an agenda item is not completed by that time, it may be continued to the following month's regular meeting date. The Board reserves the right to reschedule agenda items within their noticed time frames. The Board also reserves the right to extend the meeting time beyond 10:00 p.m., if they deem it appropriate.