

# Planning Board AMENDED Agenda 11/13/12

NEWMARKET PLANNING BOARD MEETING  
TUESDAY, NOVEMBER 13, 2012  
7:00 P.M.  
TOWN COUNCIL CHAMBERS  
AGENDA (amended 11/08/12)\*

1. Pledge of Allegiance
2. Public Comments
3. Review & approval of minutes: 10/09/12
4. Regular Business

Wayne & Janice Rosa – Continuation of a public hearing for an application for renewal of an excavation permit, for Wayne & Janice Rosa, for the property located at 421 Wadleigh Falls Road, Tax Map R6, Lot 2, B3 Zone. The application and plans are available for viewing at the Newmarket Planning Office, 186 Main Street, Newmarket, NH during normal business hours.

Acadia Engineers and Constructors LLC/Russell Serbagi Jr., public hearing for an application for Site Plan at 13 Water Street, Tax Map U3, Lot 4, M2 Zone. The proposal is for the redevelopment of the property to include two projects:

- 1) Restoration and renovation of historically significant F. E. Lang Blacksmith building (5,599 SF) ; and
- 2) 2) Construction of four new townhouse units (5,320SF).

The complete application is available at the Newmarket Planning Office during normal business hours.

Donald F. Tucker/The Nature Conservancy/Southeast Land Trust of NH - Public hearing for an application for Subdivision/Boundary Line Adjustment involving lots at Neal Mill Road. The lots involved are Newmarket Tax Map R7, Lot 4-2, R1 Zone, owned by Donald F. Tucker and Newmarket Tax Map R7, Lot 31 R1 Zone and Newfields Tax Map 212, Lot 4 both owned by Southeast Land Trust of NH. The proposal is to revise the parcel boundary of Tax Map R7, Lot 4-2 to create an approximately 60-acre addition to the Southeast Land Trust's "Piscassic Greenway". The remainder of the land will be retained by the current owner, Donald F. Tucker.

Newmarket Mills LLC - Public hearing on a revision to the approved site plan, which was approved on October 27, 2009, for the Newmarket Mills, LLC, located on Main Street, Tax Map U2, Lots 365, 366, 367, in the M1 Zone and Tax Map U2, Lots 56C, 57, 60A, 60B, and 61 the B1 Zone. This involves the redevelopment of the Newmarket Mills for mixed-use development, including public space, and with parking as shown the "Record plan for the Newmarket Mills Redevelopment, dated September 10, 2012, revised September 18, 2012. The public hearing involves waiving off-site traffic improvements requested by the Rivermoor Landing Condominium Association and the reduction of the corresponding performance guarantee provided by the developer.

5. New/Old Business

\*Review of Draft Language for Proposed Zoning Change changing portions of the B-1 one to M-2 Zoning classification and setting up formal public hearing date for revision.

Chairman's Report

Committee Reports

Planner's Report

## 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.