NEWMARKET PLANNING BOARD  
TUESDAY, AUGUST 10, 2021  
**TOWN COUNCIL CHAMBERS**  
7:00 PM

**Members Present:** Eric Botterman (Chair), Val Shelton (Vice Chair), Diane Hardy (Town Planner), Bill Doucet, Jane Ford, Jeff Goldknopf, Michal Zahorik (Alternate), and   
Scott Blackstone (Town Council ex officio.)  
**Member Absent**: Timothy Rossignol  
  
Chair Botterman opened the meeting at 7.03 PM. With Timothy Rossignol absent, Michal Zahorik was appointed as a voting member this evening.  
  
**1. Pledge of Allegiance  
  
2. Public Comments**There were no public comments this evening. Public comments closed at 7:05 PM.   
**3. Review and Approval of Minutes** a. July 13, 2021  
 **Motion:** Valerie Shelton made a motion to approve the draft minutes of July 13, 2021.  **Second:** Jane Ford **Discussion:** None **Vote:** Unanimously Approved (Jeff Goldknopf abstained)

**4. Regular Business**  
 **a.** [**Walter Cheney Jr/Cheney Property Management Corp (CPMC)- Continuation of a public hearing for an application for a Site Plan and Special Use Permit for a Mixed Use Development. The proposal is to amend the site plan for the previously approved site plan. The owner has purchased an additional adjacent lot and is proposing to add 17 residential units to the project, for a total of 28 units. The project involves the construction of two buildings. One building is a three (3) story mixed use structure with a 13,388 square footprint with commercial uses on the first floor and residential units on the second and third floors. The second building is a two story building with four (4) residential units with garages on the ground floor. The lot is located at 50-56 Exeter Rd, Tax Map U4, Lots 11 and 15, M2A Zone.**The](https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1884&MeetingID=132) Chair received a letter dated August 9 from Horizons Engineering on behalf of the applicant to request a continuation until the next meeting of the Planning Board on September 14, 2021 in order to respond to the engineering review.

Motion: Valerie Shelton made a motion to continue the Public Hearing on the Application for Site Plan and Special Use Permit for a Mixed Use Development by Walter Cheney Jr/Cheney Property Management Corp to the next Planning Board meeting on September 14, 2021.  
  
Second: Michal Zahorik  
  
Discussion: None  
  
Vote: Unanimously Approved   
  
5. New/Old Business  
 a. Discussion – Master Plan Update  
The Town Planner sent members some information sheets to begin discussions on the updating of the Master Plan of August 2001. The Master Plan was amended on October 2002, September 2009, August 2011, April 2013, September 2015, November 10, 2015, and July 12, 2016. Through the CIP process for the last seven years or so, the Town Planner has requested $10,000 per year to be put aside for the cost of a total overhaul of the Plan. There is currently $70,461 in the fund to help with the cost. The Chair polled the members for their thoughts. Jane Ford asked Diane if we should be working with any other groups in preparation of this project. Diane noted that a visioning component with all the stake holders in the Town is very important in determining what direction the Master Plan should take. There are many ways to gather this information. Valerie Shelton discussed the visioning process in November 2015 as a look toward 2025. The plan was to update the following chapters identified by the visioning: natural resources, combination of existing and future land use, housing and demographics, economic development, transportation, community facilities, and a combination of cultural resources, and recreation. She mentioned the discussions over the years that some of those chapters may not pertain any longer to what a community visioning might be in 2025. Diane mentioned that $1.5 million dollars will be coming to New Hampshire to study affordable housing needs. A plan is being considered to build 13,500 units statewide. New census data and housing data will be available shortly to help in the planning for future housing needs. Jane Ford mentioned that we need changes to our infrastructure (internet especially) to accommodate the needs of younger people who are increasingly deciding to work from home. Valerie Shelton said that the Master Plan is supposed to drive the process: the vision drives the chapters and the chapters drive the zoning changes. Right now we are not really doing this in our planning. Where should we increase density? The Chair would really like to evaluate current zoning, particularly the B3 zone (all along Rt. 152). Valerie Shelton mentioned that this zone has been looked at by the Economic Development Committee and some of the land owners so we have some additional information available to begin the discussion. At the next meeting, the Chair suggests that the PB begin with a discussion of the B3 zone and move on to all the zones especially in the areas of town that already have infrastructure to support future development.

**6. Chairman’s Report – None.   
  
7. Committee Reports – None.**  
**8. Planner’s Report**Susan Jordan sent an email with information about a virtual meeting by the NHMA on Sept.18 from 9:00-3:00. It will be a Municipal Land Use Virtual Law Conference covering many topics which were just discussed. There is a cost, but the Town will cover the registration for members. For more information: <https://www.nhmunicipal.org/event/registration-open-2021-municipal-land-use-law-virtual-conference>   
  
Diane does not have an update on the construction of the Rt. 108 bridge. She will be back in touch with the State again.  
  
The Town held a special ribbon cutting ceremony celebrating the completion of the Macallen Dam.  
  
Valerie Shelton would like to get an update on the places in Town where we have made infrastructure upgrades to sewer, water, and drainage and the impact on the possibility of additional density.  
   
**9. Adjourn  
  
Motion:** Jane Ford made a motion to adjourn 8:06 p.m. **Second:** Valerie Shelton **Discussion:** None. **Vote**: Unanimously Approved

Respectfully submitted,

Sue Frick  
Recording Secretary