NEWMARKET PLANNING BOARD  
TUESDAY, January 25, 2022  
**TOWN COUNCIL CHAMBERS**  
7:00 PM

**Members Present:** Valerie Shelton (Vice Chair), Diane Hardy (Town Planner), Bill Doucet, Jane Ford, Jeff Goldknopf, Timothy Rossignol, Scott Blackstone (Town Council ex officio),and Michal Zahorik (Alternate).  
**Members Absent**: Eric Botterman (Chair)  
  
The Chair opened the meeting at 7:07 PM.   
  
**1. Pledge of Allegiance  
  
2. Public Comments**There are no public comments this evening.  
**3. Review and Approval of Minutes  
a. December 14, 2021**  
**Motion:** **Tim Rossignol** made a motion to approve the draft minutes of  
 December 14, 2021.   
**Second:** **Jane** **Ford  
Discussion:**None  **Vote: Approved Unanimously**  
 **4. Regular Business  
a.** [Seacoast Pool Plastering LLC/Robert MacInnis - Public hearing for an application for Site Plan & Special Use Permit to permit the proposed construction of a 6,000 square foot building consisting of 1,000 sq. ft. of office space and 5,000 sq. ft. for an equipment/construction storage warehouse. Two existing lots will be combined and access will be from an existing paved driveway off Route 152 (Wadleigh Fall Road). The office/warehouse is expected to consist of three employees, proposed paved driveway extension and 8 paved parking spaces, a proposed septic system and leach field, well and water line, and approximately 78,000 sq. ft. of gravel parking for storage of truck trailers, containers and equipment. The applicant is requesting a Special Use Permit for a wetlands buffer disturbance for the proposed driveway extension for site access and minor grading near a small wetlands buffer area pursuant Section 32-155 (e) of the Zoning Ordinance. A. portion of the proposed building and site and drainage improvements, including a bioretention area (rain garden) fall within the Town’s Aquifer Protection Overlay District under Section 32-153 of the Zoning Ordinance. The lots are located at 446 & 451 Wadleigh Falls Road, Tax Map R6, Lots 50-7 & 50-8, B3 Zone. A continuance will be considered by the Board](https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1996&MeetingID=148).This item was the subject of a public hearing at the last meeting and it was accepted for review. A Technical Review Committee (TRC) was formed and held their meeting on Thursday, January 13. **Diane** **Hardy** reported that it was a very productive meeting. The applicant has sent a letter to the Chair requesting a continuance of the public hearing until the next meeting on February 8 in order to address the comments of the TRC. The PB members will receive a copy of the changed plans prior to that meeting.  
 **Motion #1:** **Tim Rossignol** made a motion to approve the request for a continuation of the public hearing on this item until the next meeting of the Planning Board on February 8, 2022.  
**Second: Jane Ford**   
**Discussion:**None**Vote: Approved Unanimously**  
**b.** [Discussion -- Rezoning North Main Street from B1 to M 2A](https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1997&MeetingID=148)  
**Diane** **Hardy** distributed a comprehensive draft packet for the Board’s consideration this evening. She reviewed some of the ideas discussed with Mr. Stuart Arnett, Economy Development CEO at ADG - Arnett Development Group LLC, Concord, NH, at the joint PB and TC meeting about the gateways into Newmarket on November 3, 2021. The meeting may be reviewed at: [Newmarket NH Video on Demand (telvue.com)](https://videoplayer.telvue.com/player/XSekkdEeRsk0JHQVHAvKJVka7_5VjxKP/media/687501?autostart=true&showtabssearch=true). Rezoning North Main Street from a B1 to M2A arose from that meeting upon recommendation of the consultant. **Diane** and **Val** agreed to work together to prepare a draft plan and accompanying documents and charts for the Board’s consideration. **Val** would like the Board to examine any fiscal impacts caused by this change and she would like to include the Chair of the Zoning Board of Adjustment in the discussions. **Diane** pointed out that any modifications to the Zoning Ordinance and zoning map arising from the Planning Board proposed final draft must have a public hearing at a Planning Board meeting as well as two readings and then a Public Hearing at a Town Council meeting. Members felt that if the TC changes anything in the draft, that the PB should have an opportunity to review said changes before they become final.   
A workshop on the comprehensive draft will be held on February 22, 2022 7:00 p.m. which will give members time to review the draft proposal and be ready to discuss any modifications. The prepared plans for consideration may be found at: <https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1997&MeetingID=148> Individual documents are the 1) Zoning Ordinance Modifications, 2) Permitted Uses,   
3) Dimensions Table, and 4) A Map of the Route 108 Corridor showing the area of the proposed zoning change.   
  
The second half of the meeting on February 22, 2022 will be the discussion of updating Stormwater Regulations (under Site Plan and Subdivision Regulations). A subcommittee (TRC) of the Planning Board held a very productive meeting on the Stormwater Regulations Update with VHB Consultant Bill Arcieri this morning. The TRC is made up of **Eric** **Botterman**, **Val** **Shelton**, and **Jeff** **Goldknopf**. (Please see the minutes of Dec.14, 2021 for more information.) Bill Arcieri had some modifications to suggest and he will get a new copy to the TRC before their next meeting on February 8. The edited update will then be provided to the PB members to consider for the workshop meeting on February 22.  
  
**5. New/Old Business**No New/Old Business this evening.  
  
**6. Chairman’s Report**No report this evening.  
  
**7. Committee Reports  
*Town Council:*** **Scott** **Blackstone** reported that the TC is currently working on the Annual Report. Diane Hardy submitted a report on behalf of the Planning Board.   
***Conservation Commission:***  **Jeff** **Goldknopf** had no report this evening.  
  
**8. Planner’s Report  
Diane Hardy** reported that she will soon be retiring. March 1, 2022 will be her official last day as an employee of the Town. Her last meeting with the Planning Board will be the workshop scheduled for February 22, 2022. The Town Manager has advertised the position and has received some inquiries about the posted position.  
   
**9. Adjourn  
  
Motion:** **Jane** **Ford** made a motion to adjourn 8:02 PM **Second:** **Tim Rossignol  
Discussion:** None **Vote**: **Approved Unanimously**Respectfully submitted,  
  
Sue Frick  
Recording Secretary