



## Planning Board

---

July 11, 2023 at 7:00 PM  
Town Council Chambers

### AGENDA

**1. Pledge of Allegiance**

**2. Public Comments**

**3. Acceptance of Minutes**

a. 06/13/23

**4. Regular Business**

a.

1. Presentation and discussion with Phil Nazzaro, Capital Improvement Program Committee Chair, on modifying the capital improvement plan process.

b.

Pursuant to RSA 676:4, and Appendix-A *Subdivisions*, Appendix-B *Site Plans*, and §32-236 *Affordable elderly housing* of the Municipal Code of the Town of Newmarket, New Hampshire, notice is hereby given that a public hearing shall be held for an application filed by DR Lemieux Builders LLC requesting Minor Subdivision, Major Site Plan, and Special Use Permit approval for a proposed development seeking to create a split lot subdivision with the original lot (0.54 acres) retaining the existing single-family housing unit and the new lot (7.22 acres) constructing a 32-unit, age-restricted, multi-family development with associated utilities, parking, landscaping and stormwater mitigation infrastructure located on real property with an address of 242 South Main Street, Tax Map U4 – Lot 69 within the R2 zoning district

c. Pursuant to RSA 676:4 and Appendix-B *Site Plans*, of the Town of Newmarket, New Hampshire, notice is hereby given that a public hearing shall be held for an application filed by Bingham Junction LLC – Shawn McGowen requesting an Amendment to Major Site Plan to include the relocation of the existing building on to a new foundation and a parking barn. The lot is located at 3 Rockingham Junction, Tax Map R3, Lot 13A, B1 Zone.

d. Notice is hereby given that the Planning Board shall hold a discussion on proposed language to amend §32-161 Downtown Overlay District and §3.21 Architectural/aesthetic review of the Municipal Town Code of Newmarket, New Hampshire, that seeks to add architectural design requirements within the Downtown Overlay District, or take any other action relative thereto.

e. Discussion relative to forming a Master Plan Committee for the upcoming comprehensive update.

- 5. New/Old Business**
  - a. Chairman's Report  
Committee Reports  
Planner's Report
- 6. Adjournment**