



Office of the Planning Board

Incorporated December 15, 1727

**NEWMARKET PLANNING BOARD  
TUESDAY, SEPTEMBER 13, 2022  
TOWN COUNCIL CHAMBERS  
7:00 P.M.**

**AGENDA**

**Agenda Item #1 - Pledge of Allegiance**

**Agenda Item #2 – Public Comments**

**Agenda Item #3 - Review & Approval of Minutes**

1. August 9, 2022

**Agenda Item #4 – Regular Business**

1. Pursuant to Appendix B - *Site Plans* of the Municipal Code of the Town Newmarket, New Hampshire, notice is hereby given that there is a request to amend the conditions of approval for a major site plan by **11 Chapel Street LLC**, seeking not to be compelled to record the approved site plan at the Rockingham County Registry of Deeds. The property is located on real property with an address of 11 Chapel Street, Tax Map U2, Lot 3, within M-2 zoning district.
2. Pursuant to Appendix B - *Subdivisions* of the Municipal Code of the Town Newmarket, New Hampshire, notice is hereby given that there is a request to modify an approved open space site plan by **Chinburg Properties Inc.**, seeking approval to expand the footprint of two (2) retaining walls in order to provide structural support for the footings and foundation of the lot's buildings. The proposed modifications are located on real property with an address of 77 Hersey Lane, Tax Map R4, Lot 3-10 & Lot 3-11 within R-2 zoning district.
3. Pursuant RSA 676:4, RSA 675:7 and Appendix A – *Subdivisions* of the Municipal Code of the Town of Newmarket, New Hampshire, notice is hereby given that there will be a public hearing for an application for Boundary Line Adjustment, requested by **Tina Russell** of 19 Packers Falls Road, (Tax Map U1 - Lot 3), **Nancy Sunders & Peter B. Williams** of 9 Packers Falls Road, (Tax Map U1- Lot 2), and **Philip & Laura Lavoie** of 21 Packers Falls Road (Tax Map U1- Lot 4) all located within the R-2 zoning district. The proposed application seeks to adjust the lot line between the three properties by Tax Map



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U1 - Lot 3 respectively conveying 8,532-sf of land to Tax Map U1- Lot 2 and 5,834-sf of land to Tax Map U1 - Lot 4.

4. Pursuant to §24-1 *Zoning ordinance amendment procedures*, of the Municipal Code of the Town of Newmarket, New Hampshire, notice is hereby given that the Planning Board shall hold a public hearing on proposed amendments to §32-5 *Nonconformities*; §32-9 *Special use permits*; §32-11 *Definitions*; §32-155 *Wetland protection overlay district* and §32-234 *Accessory apartments* of the Municipal Town Code of Newmarket, New Hampshire, that seeks to expand the use of accessory dwelling units, or take any other action relative thereto.
5. Pursuant to RSA 675:7, the Planning Board shall hold a public hearing to amend both the Site Plan and Subdivision Regulations of the Town of Newmarket, New Hampshire intending to modify Sec. 2.06 *Fees* of Appendix A. - Subdivision and Sec. 2.05 *Fees* of Appendix B. – *Site Plan Review*, or take any other action relative thereto.

**Agenda Item #5 - New/Old Business**

Chairman's Report  
Committee Reports  
Planner's Report

**Agenda Item #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.*



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