The Town of New Market

1793

Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
October 1, 2026 - 7:00 p.m.

The regular meeting of the Planning Commission of New Market, convened to discuss and make decisions on various zoning matters, was held digitally via Zoom on Thursday, October 1, 2026, with Chair Anthony Bruscia presiding. The members present were Arnold Alcantar, Kevin DeLany (Town Council Liaison) and Brooke Donahue, and Robert Slivinsky. Member Chris Weatherly were absent. Town Zoning Administrator/Town Planner Pat Faux and Town Engineer Tim Rye were also present.

CALL TO ORDER: The meeting was called to order at 7:01 p.m.

MINUTES:

Motion:	Town Council Liaison DeLany made a Motion to approve the August 6, 2026, minutes as written.
Second:	Commissioner Alcantar
Public Comment:	None
Vote:	For – 3 (Alcantar, DeLany, Slivinsky) Against – 0 Abstain – 2 (Bruscia, Donahue) Absent – 1 (Weatherly) **The Motion passed.**

Motion:	Town Council Liaison DeLany made a Motion to approve the September 3 2026, minutes as written.
Second:	Commissioner Donahue
Public Comment:	None
Vote:	For – 3 (Bruscia, DeLany, Donahue) Against – 0 Abstain – 2 (Alcantar, Slivinsky) Absent – 1 (Weatherly) **The Motion passed.**

Chairperson Initials BD/ml

Motion:	Town Council Liaison DeLany made a Motion to approve the September 14, 2026, minutes as written.
Second:	Commissioner Donahue
Public Comment:	None
Vote:	For – 5 (Bruscia, Alcantar, DeLany, Donahue, Slivinsky) Against – 0 Abstain – 0 Absent – 1 (Weatherly) **The Motion passed.**

NEW BUSINESS

Request for Master Plan Consistency Recommendation to Town Council

The Town Council recently received a petition to annex a 2.95-acre parcel at the eastern end of Main Street. For further information, please refer to the Staff Report dated September 21, 2026.

Motion:	Commissioner Donahue made a Motion that the Planning Commission advise the Town Council that the petition to annex 11616 Old National Pike as an MC zoned site is consistent with the Growth of New Market Chapter in the 2016 Town Master Plan.
Second:	Chair Bruscia
Public Comment:	None
Vote:	For – 5 (Bruscia, Alcantar, DeLany, Donahue, Slivinsky) Against – 0 Abstain – 0 Absent – 1 (Weatherly) **The Motion passed.**

Permit #2136B – England Woods Clubhouse Site Plan/IP

Staff conducted a review of the materials submitted electronically to the Town for a combined Preliminary Plan and Improvement Plan dated August 2026. Staff performed a review of the material according to Article VI, Sections 5.0, 5.1, 5.2, 5.3, 8.0, and 8.1 of the Town's Land Development Ordinance (LDO). For further information, please refer to the Staff Report dated September 29, 2026.

Motion:	Commissioner Donahue made a Motion that the New Market Planning Commission find that the Plan set labeled Permit #2136B "England Woods – Clubhouse Combined Site Plan/Improvement Plan"

	meets the Town's requirements for a Site Plan and contains no additional public improvements that require dedication to the Town. I move that the Planning Commission approve the plan set as submitted and authorize the Chairman to sign the plans after confirmation from staff that the administrative matters identified in the September 29, 2026, Staff Report have been satisfactorily addressed.
Second:	Town Council Liaison DeLany
Public Comment:	None
Vote:	For – 5 (Bruscia, Alcantar, DeLany, Donahue, Slivinsky) Against – 0 Abstain – 0 Absent – 1 (Weatherly) **The Motion passed.**

ADJOURNMENT

Motion:	Commissioner Donahue made a Motion to adjourn the meeting.
Second:	Chair Bruscia
Vote:	For – 5 (Bruscia, Alcantar, DeLany, Donahue, Slivinsky) Against – 0 Abstain – 0 Absent – 1 (Weatherly) **The Motion passed.**

The meeting was adjourned at 7:25 p.m.

Respectfully submitted, Michelle Mitchell, Town Clerk