

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
June 4, 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, June 4, 2026, with Chair Anthony Bruscia presiding. The members present were Arnold Alcantar, Kevin DeLany (Town Council Liaison), Brooke Donahue, and Brian Gable. Member Chris Weatherly was absent. Town Zoning Administrator/Town Planner Pat Faux and Town Engineers Shawn Burnett, Tim Rye, and Erica Adamski 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 May 7, 2026, minutes as written

Second: Chair Bruscia

Public Comment: None

Vote: For – 4 (Bruscia, Alcantar, DeLany, Donahue)
Against – 0
Abstain – 0
Absent – 2 (Gable, Weatherly)¹

The Motion passed.

NEW BUSINESS

Permit #2083B – Addition Plat England Woods

Staff reviewed an electronic version received by the Town Engineers on April 21, 2026, titled “Addition Plat England Woods” dated January 2026. Following review of the submitted materials for compliance with Article VI of the Town Land Development Ordinance, staff recommended approval.

¹ Commissioner Gable entered the meeting following the vote on the May 7, 2026, meeting minutes and Permit #2083B.

Chairperson Initials AB/mem

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Motion: Chair Bruscia made a Motion that the Planning Commission approve Permit #2083B, Addition Plat England Woods, dated January 2026, upon execution and sealing of the plat by the surveyor, owner and notary.

Second: Commissioner Donahue

Public Comment: None

Vote: For – 4 (Bruscia, Alcantar, DeLany, Donahue)
Against – 0
Abstain – 0
Absent – 2 (Gable, Weatherly)
The Motion passed.

Permit #2082B – England Woods New Market Revised Preliminary Plan

Staff reviewed an electronic submission for the Revised PPD Preliminary Plan of Subdivision. The plans, titled “England Woods - New Market – Revised PDD Preliminary Plan”, dated February 2026, with revisions dated May 20, 2026. For additional information, please refer to the Staff Report dated May 27, 2026.

Motion: Commissioner Donahue made a Motion that per LDO Article VI, Section 4.1, the Planning Commission finds that the revised Preliminary Plan of Subdivision and the requested waiver satisfies the requirements of the LDO regulations pertaining to a Preliminary Plan of Subdivisions and therefore, approves the Revised PDD Preliminary Plan of Subdivision for England Woods New Market revision dated May 30, 2026, for Permit #2082B. The Chairman is authorized to sign the plans upon staff confirmation that all currently outstanding fees due to the Town relating to the processing of this permit have been paid and processed.

Second: Commissioner Alcantar

Public Comment: None

Vote: For – 5 (Bruscia, Alcantar, DeLany, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 1 (Weatherly)
The Motion passed.

Permit #2009B – Stormwater Development Plan/Improvement Plans for England Woods

Staff reviewed an electronic submission of the Improvement Plans (Ips) for England Woods Phase 1, received May 26, 2026, titled “Stormwater Development Plan/Improvement Plans for England Woods Phase 1” dated April 2025, and revision dated May 22, 2026, consisting of 64 plan sheets. For additional information, please refer to the Staff Report dated May 28, 2026.

Chairperson Initials: 

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Motion: Commissioner Alcantar made a Motion that the Planning Commission approve Permit #2009B, Stormwater Development Plan/Improvement Plans for England Woods Phase 1, dated April 2025, and revision dated May 22, 2026, and authorize the Chairman's signature upon confirmation from staff that the actions required prior to signature as listed in the May 28, 2026, Staff Report have been adequately, satisfied and that the Table of Contents include the additional sheets.

Second: Commissioner Donahue

Public Comment: None

Vote: For – 5 (Bruscia, Alcantar, DeLany, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 1 (Weatherly)
The Motion passed.

ADMINISTRATIVE

Requested LDO Amendment

Ms. Faux proposed amendment language to remove the existing requirement that at least one member of the Planning Commission also serve on the Architectural Review Commission for the Planning Commission's consideration. Following discussion, the Planning Commission selected Option 1. For additional information, please refer to the Staff Report dated May 20, 2026.

Planning Commission Procedures

Ms. Faux reported that staff are working to clarify and streamline procedures for the Planning Commission.

ADJOURNMENT

Motion: Commissioner Donahue made a motion to adjourn the meeting.

Second: Commissioner Alcantar

Vote: For – 5 (Bruscia, Alcantar, DeLany, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 1 (Weatherly)
The Motion passed.

The meeting was adjourned at 7:56 p.m.
Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: AB/ml