

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
April 2, 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 virtually via Zoom on Thursday, April 2, 2026, with Chair Anthony Bruscia presiding. The members present were Kevin DeLany (Town Council Liaison) and Chris Weatherly. Members Arnold Alcantar, Brooke Donahue, and Brian Gable were absent. Town Zoning Administrator/Town Planner Pat Faux and Town Engineers Shawn Burnett and Erica Adamski were also present.

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

MINUTES:

Motion: Chair Bruscia made a Motion to approve the March 5, 2026, minutes as written.

Second: Town Council Liaison DeLany

Public Comment: None

Vote: For – 3 (Bruscia, DeLany, Weatherly)
Against – 0
Abstain – 0
Absent – 3 (Alcantar, Donahue, Gable)
The Motion passed.

NEW BUSINESS

Permit #2076B Combined P/FFCP New Market-East Main

Staff conducted a review of the referenced Combined Preliminary/Final Conservation Plan (PCFP/FFCP) Plans dated January 2026 and plotted March 9, 2026, Three-year Forest Improvements and Protection Agreement (FIPA), and Forest Resource Deed of Easement Maintenance and Covenants Agreements (FOE) received electronically on March 20, 2026. The review was guided by Article VIII of the Town's LDO. For further information, please refer to the Staff Report dated March 25, 2026.

Chairperson Initials _____

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Motion: Chair Bruscia made a Motion that the New Market Planning Commission conditionally approve the plans labeled “Combined Preliminary/Final Forest Conservation Plan New Market – East Main for Permit #2076B with the condition that the remaining administrative items listed in the March 25, 2026, Staff Report be addressed to the satisfaction of Town Staff and upon confirmation that all fees due to the Town relating to the processing of this application have been paid and processed.

Second: Town Council Liaison DeLany

Public Comment: None

Vote: For – 3 (Bruscia, DeLany, Weatherly)
Against – 0
Abstain – 0
Absent – 3 (Alcantar, Donahue, Gable)
The Motion passed.

New Market Forest Conservation Ordinance (FCO) Updates

Staff have been coordinating with the Maryland Department of Resources (DNR) to update the Town of New Market’s FCO to follow the 2023 and 2024 Laws of Maryland (SB 516, SB 526 and HB 1511, respectively), the 2025 DNR Model Ordinance and 2024 Technical Manual. For further information, please refer to the Staff Report dated March 23, 2026.

Motion: Chair Bruscia made a Motion that the New Market Planning Commission recommends the updated Town of New Market FCO to the Town Council for their detailed review and approval for adoption.

Second: Commissioner Weatherly

Public Comment: None

Vote: For – 3 (Bruscia, DeLany, Weatherly)
Against – 0
Abstain – 0
Absent – 3 (Alcantar, Donahue, Gable)
The Motion passed.

ADJOURNMENT

Motion: Town Council Liaison DeLany made a Motion to adjourn the meeting.

Second: Chair Bruscia

Public Comment: None

Vote: For – 3 (Bruscia, DeLany, Weatherly)
Against – 0
Abstain – 0

Chairperson Initials: _____

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Absent – 3 (Alcantar, Donahue, Gable)
The Motion passed.

The meeting was adjourned at 7:36 p.m.

Respectfully submitted, Michelle Mitchell, Town Clerk

Chairperson Initials: _____