



PLANNING BOARD

Town of Greenland · Greenland, NH 03840
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AGENDA

Thursday, January 19, 2023 – Town Hall Conference Room – 6:30 p.m.

1. Projects of Regional Impact
2. Capital Improvement Plan
3. Site Plan Review
64 Breakfast Hill Road (R7, 45 & 46: Residential District)
Owners/Applicants: Richard and Elizabeth Simpson, Rolling Green Nursery
The owners/applicants propose to construct a new 4,400 square foot store and 48-foot x 72-foot conservatory. Parking will be consolidated and improved with a gravel parking lot. Four greenhouses will be removed at the rear of the property as well as a greenhouse and garage on the front portion of the property. A new driveway is proposed to serve the existing house at the site entrance.
4. Amended Site Plan Review
597 & 603 Portsmouth Avenue (Map U6, 1 & 3: Commercial District A)
Owner: 603 Seacoast Residential and Commercial Development
Applicant: One Home Builders, LLC
The owner and applicant are proposing a 6,500 square foot building consisting of retail on the first floor and a total of five residential units on the second and third floors. The total parcel area is 1.65 acres.
5. Approval of Minutes
6. Consent Agenda: Approval of Invoices
7. Other Business
8. Work Session: Thursday, February 02, 2023
9. Adjournment