



PLANNING BOARD
Town of Greenland · Greenland, NH 03840
11 Town Square · PO Box 100
Phone: 603.380.7372 · Fax: 603.430.3761
Website: greenland-nh.com

AGENDA

Thursday, January 20, 2022 – Town Hall Conference Room – 6:30 p.m.

1. Projects of Regional Impact
2. Site Plan Review, Conditional Use Permit: 309 Portsmouth Avenue (Map R21, 65 – RCIM Mixed-Use District)
Owner/Applicant: SKA Properties 11, LLC – Sheree K. Allen
The owner/applicant is proposing to add a parking display area ancillary to the existing automobile dealership.
3. Site Plan Review, Boundary Line Adjustment, Voluntary Merger, Conditional Use Permit
Address: Off Tower Place/Maple Drive; Vicinity of Magnolia Lane, Sunnyside Drive (R7, 3 – Zones: Residential, Wetlands Conservation, Aquifer Protection)
Owners: Community Congregational Church (R7, 3), Homewood Farm Realty Trust (R8, 16), Philbrick-Vickery Tower (R8, 17), Elaine Grover (Easement - R7, 61), Margaret Bell (Easement - R7, 61), Linda McGurin (Easement - R7, 57), Rebecca Eastman (Easement – R7, 57)
Applicant: Joseph Falzone
The owners and applicant are proposing an age-restricted development: 47 units, club house, and approximately 3,100 ft. of new road.
4. Site Plan Review: 24-30 Bramber Valley Drive (Map U7, 10A – Commercial District A)
Owners: Tammy and Scott Perkins, Bramber Valley Properties, LLC
Applicant: Peter Strebel, Strength by Strebel, LLC
The owners and applicant are proposing a change of use from a maintenance building to a strength conditioning and coaching business as well as associated physical therapy services for students and adults.
5. Site Plan Review: 597 & 603 Portsmouth Avenue (U6, 1 & U6, 3 – Commercial A Zone)
Owner: 603 Seacoast Residential and Commercial Development
Applicant: One Home Builders LLC
The owner and applicant are proposing a 6,500 square foot two story commercial building (total 13,000 sq. ft.) with associated parking, underground utilities, municipal water, and on-site septic disposal.
6. Approval of Minutes
7. Approval of Invoices
8. Other Business
9. Work Session: Thursday, February 03, 2022
10. Adjournment

Plans are available on the
Town Website:
<https://www.greenland-nh.com/home/news/planning-board-public-hearing-thurs-01202022>

Note: The Agenda and the order of the Agenda are subject to change at the discretion of the Planning Board.