



# 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](http://greenland-nh.com)

## AGENDA

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Thursday, February 18, 2021 – Virtual via Zoom – 6:30 p.m.

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Due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. There is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. We are utilizing the Zoom platform for this electronic meeting, with online and phone-in options. All members of the Planning Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, may email the Board during this meeting with comments sent to [comments@greenland-nh.com](mailto:comments@greenland-nh.com). While the public will be muted for the duration of the virtual meeting, your comments are welcome via email at [comments@greenland-nh.com](mailto:comments@greenland-nh.com) (This is an email account that will be monitored throughout the meeting). Please include your full name and address when emailing comments. If you have any difficulty accessing the meeting online or by phone, please use that email address to contact us. Board members will be asked to identify themselves before speaking; and roll calls will be done to start the meeting and for all motions.

Join the meeting by following the directions below:

**To join the Planning Board Zoom meeting by phone:**

Dial 1 (646) 876-9923

Meeting ID: 836 2212 7770

Password: 4317111

**To join the Planning Board Zoom meeting by computer:**

<https://us02web.zoom.us/j/83622127770?pwd=V0pLZ3Y2MDIMSGZGYXBwN0dRZVFuQT09>

Meeting ID: 836 2212 7770

Passcode: 4317111

**Plans are available on the Town Website:**

<https://www.greenland-nh.com/home/news/planning-board-public-hearing-02182021>

*The agenda follows on the next page*

## PLANNING BOARD PUBLIC HEARING

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Thursday, February 18, 2021 – 6:30 p.m., Virtual via Zoom

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1. Preliminary Conceptual Consultation: 51 Great Bay Drive (R12, 52)  
Owner/Applicant: John A. Pearl, Jr.  
The owner/applicant is proposing a two-lot backlot subdivision, requesting a waiver from Subdivision Regulations Section 4.4.1 – Lot Configuration.
2. Subdivision of Land: 14 Stratham Lane (R12, 12A)  
Owner: Agnes Martel  
Applicant: Adam Fogg, Atlantic Survey Co., LLC  
The owner and applicant are proposing to subdivide 14 Stratham Lane into two lots: 1.45 acres from a 4.12-acre parcel; the remaining lot will be approximately 2.67 acres.
3. Preliminary Conceptual Consultation: 529 Portsmouth Avenue (U5, 9)  
Owner/Applicant: Jeff Apsey, Granite State Pioneer Group LLC  
The owner/applicant is proposing to demolish the existing duplex home and build a two-unit condex.
4. Approval of Minutes
5. Approval of Invoices
6. Other Business
7. Topics for Work Session: Thursday, March 04, 2021
8. Adjournment