



ZONING BOARD OF ADJUSTMENT

Town of Greenland · Greenland, NH 03840

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AGENDA – ZONING BOARD OF ADJUSTMENT

Tuesday, April 20, 2021 – 6:30 p.m. – Virtual via Zoom

Please Note: 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 Zoning Board of Adjustment 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. While the public will be muted for the duration of the virtual meeting, your comments are welcome via email at 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:

Join the Zoning Board of Adjustment Zoom Meeting by Phone:

Dial 1 (646) 876-9923

Meeting ID: 819 3582 0094

Password: 4317111

Join the Zoning Board of Adjustment Zoom Meeting by Computer

<https://us02web.zoom.us/j/81935820094?pwd=SHYra2Z3Uis1dWtETjE5Wis2NmdJUT09>

Plans are available on the home page of the Town website:

https://www.greenland-nh.com/sites/g/files/vyhli4476/f/uploads/597_portsmouth_ave_-_04.20.21.pdf

The agenda follows on the next page

In accordance with RSA 676:7, if the Board of Adjustment finds that it cannot conclude the public hearing within the time available, it may vote to continue the hearing to a specified time and place with no additional notice required. Note: The Agenda and the order of the Agenda are subject to change at the discretion of the Zoning Board of Adjustment.

AGENDA – ZONING BOARD OF ADJUSTMENT

Tuesday, April 20, 2021 – 6:30 p.m. – Virtual via Zoom

1. Reorganization of the Board
2. 597 and 603 Portsmouth Avenue – Commercial A (Map U6, Lots 1 &3)
Application: Special Exception
Owner: 603 Seacoast Residential and Commercial Development
Applicant: One Home Builders II, LLC
The owner and applicant are proposing a 6,500 sq. ft. building with commercial space on the first floor and five residential units on the second floor. Greenland Zoning Ordinance, Article III – Establishment of Districts and Uses, Section 3.6 – Table of Uses, Subsection ‘A – Residential Uses’, Item 10 – Multi-Family, requires a Special Exception.
3. Approval of Minutes
4. Other Business
5. Adjournment

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