



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

**AGENDA**

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Thursday, May 19, 2022 – **Town Hall Conference Room** – 6:30 p.m.

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1. Projects of Regional Impact
2. 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.
3. Preliminary Conceptual - 69 Tide Mill Road (R17, 65 – Commercial District A)  
Owner: Sarah Greenshields, River Tweed Properties  
Applicant: Ambit Engineering for Little Tree Education  
The owner and applicant are proposing redevelopment of the site to a Montessori School for infants to 1<sup>st</sup> Grade, with some supportive residential housing.
4. Approval of Minutes
5. Approval of Invoices
6. Other Business
7. Work Session: Thursday, June 02, 2022
8. Adjournment