



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

PLANNING BOARD AGENDA

Thursday, July 18, 2019 - Town Hall Conference Room - 7:00 p.m.

1. Projects of Regional Impact
 1. Request for Continuance - Conditional Use Permit: 19 Birch Point [Map R14, 4 – Residential Zone]
Owner/Applicant: Porat Family Trust – Thomas Porat, Trustee
Demolish a portion of the existing single family home and build an addition within 100’ of the upland tidal buffer zone and Town wetland setback. A reinforced sea wall will also be constructed.
 2. Preliminary Conceptual Consultation: 680 & 688 Portsmouth Avenue [Map R17, 62 & 62A]
Owner: Lang & Sons LLC
Applicant: Lucinda Lang, Lang & Sons LLC
The owner and applicant would like to re-subdivide their lot, returning it to the original two lots. They plan to build a residential home on the back lot.
 3. Site Plan Review: 1440 Greenland Road [Map R21, 44A]
Owner/Applicant: Lowe’s Home Centers, LLC
The owner/applicant is requesting a reduction of 83 parking spaces. Section V – Design and Construction Requirements, Subsection 5.11.2 – Require Spaces, of the Site Plan Review Regulations requires one space per 200 sq. ft. of gross floor area. The additional spaces will be used for outdoor storage.
 4. Subdivision of Land: 705 Post Road [Map R3, 7]
Owners: Richard and Ronald Henderson
Applicant: Ambit Engineering, Inc.
The owners and applicant are proposing to subdivide one lot into two lots based on existing frontage, creating a backlot. A waiver is requested from Subdivision Regulations Section 4.4.1 (B) – Backlot Subdivisions in the Residential Zone.
 5. Approval of Minutes
 6. Approval of Invoices
 7. Other Business
 8. Topics for Work Session: Thursday, August 01, 2019
 9. Adjournment