



PLANNING BOARD

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PLANNING BOARD AGENDA

Thursday, August 15, 2019 - Town Hall Conference Room - 7:00 p.m.

- 1. Projects of Regional Impact**
- 2. 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.
- 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. Design Review: 21 Willowbrook Avenue [Map R11, 1]**
Owner: Sweet Meadow Realty Trust / Applicant: Frank Catapano – One Home Builders II, LLC
The owner and applicant are proposing a five lot open space subdivision with frontage on Willowbrook Avenue.
- 6. Site Plan Review, Conditional Use Permit: 125 Ocean Road [Map R21, 51]**
Owner/Applicant: Bill Goodison, Bluebird Storage
The owner/applicant is proposing to amend the previously approved Phase II building by adding 1,350 square feet of space as well as a 18,450 square foot third story to the building.
- 7. Subdivision of Land, Conditional Use Permit: 108 Great Bay Rd [R16, 2] & 339 Bayside Rd [R16, 2A]**
Owner: Debra Beck
Applicant: Michael Green, Green & Company
The owner and applicant propose to subdivide a portion of the 78.63 acre parcel into three building lots for single family homes. A Conditional Use Permit is needed for the backlot subdivision.
- 8. Approval of Minutes**
- 9. Approval of Invoices**
- 10. Other Business**
- 11. Topics for Work Session: Thursday, September 05, 2019**
- 12. Adjournment**