



**PLANNING BOARD**  
Town of Greenland · Greenland, NH 03840  
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**AGENDA**

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Thursday, September 15, 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. Subdivision of Land: 529 Portsmouth Avenue (Map U5, 9 – Commercial District A)  
Owner/Applicant: Granite State Pioneer Group, LLC  
The owner/applicant is proposing to convert the existing duplex into a two-unit building (new construction).
4. Site Plan Review, Conditional Use Permit: 480 Breakfast Hill Road (Map R1, 9 – Residential-Commercial-Industrial Mixed-Use Overlay District)  
Owner/Applicant: Seacoast Family Promise  
The owner/applicant is proposing a 3,507 square foot addition to the existing group home. The building will be renovated to be a total of 12 bedrooms (10 guest rooms and 2 staff rooms).
5. Site Plan Review, Conditional Use Permit: 69 Tide Mill Road (Map R17, 65 – Commercial District A)  
Owner: River Tweed Properties, LLC  
Applicant: Sarah Greenshields, Little Tree Education  
The owner and applicant are proposing a mixed-use site to include the existing building as an office with studio apartments above. Also proposed is a 4,226 square foot, two-story school and two 1,200 square foot multi-family buildings.
6. Approval of Minutes
7. Consent Agenda: Approval of Invoices
8. Other Business
9. Work Session: Thursday, October 06, 2022
10. Adjournment