



PLANNING BOARD
Town of Greenland • Greenland, NH 03840
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AGENDA

Thursday, October 20, 2022 – **Town Hall Conference Room** – 6:30 p.m.

1. Projects of Regional Impact
2. Preliminary Conceptual Consultation: 670 Bayside Road (R14, 18B)
Owners: John Weeks, Robert Weeks, Lisa Holden
Applicant: John Weeks
The owners and applicant are proposing to subdivide a single house lot of 1.38 acres from a lot of 23.25 acres on a private road currently known as Weeks Point Farm Road.
3. Preliminary Conceptual Consultation: 64 Breakfast Hill Road (R7, 46)
Owners: Richard and Elizabeth Simpson
Applicant: Richard Simpson, Rolling Green Nursery
The owners and applicant are proposing to construct a new store and conservatory and increase parking on site. They also plan to remove four greenhouses at the rear of the property and a greenhouse and garage at the front of the property.
4. 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. **Continued Public Hearing**
5. Site Plan Review, Conditional Use Permit: 480 Breakfast Hill Road (Map R1, 9 – Residential-Commercial-Industrial Mixed-Use Overlay District) – **Continued Public Hearing**
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).
6. 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. **Continued Public Hearing**
7. 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). **Continued Public Hearing**
8. Approval of Minutes
9. Consent Agenda: Approval of Invoices
10. Other Business
11. Work Session: Thursday, November 03, 2022
12. Adjournment

Note: The Agenda and the order of the Agenda are subject to change at the discretion of the Planning Board.