



PLANNING BOARD
Town of Greenland • Greenland, NH 03840
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AGENDA

Thursday, November 17, 2022 – **Town Hall Conference Room** – 6:30 p.m.

1. Projects of Regional Impact
2. Preliminary Conceptual Consultation: 136 Bayside Road (R17, 22)
Owner: Cynthia Armstrong, Trustee
Applicant: Cynthia L. Armstrong Revocable Trust of May 13, 2005
The owner/applicant is proposing to subdivide a house lot of two acres from a 16-acre lot, creating a backlot of 14 acres; a single-family home will be built on the backlot. The existing home will remain on the two-acre lot.
3. **Continued Public Hearing**
Subdivision of Land: 529 Portsmouth Avenue (Map U5, 9 – Commercial A Zone)
Owner/Applicant: Granite State Pioneer Group, LLC
The owner/applicant is proposing to convert the existing duplex into a condex.
4. **Continued Public Hearing**
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.
5. **Continued Public Hearing**
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. 2023 Zoning Amendments
7. Approval of Minutes
8. Consent Agenda: Approval of Invoices
9. Other Business
10. Work Session: Thursday, December 01, 2022
11. Adjournment