



PLANNING BOARD

Town of Greenland · Greenland, NH 03840
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AGENDA

Thursday, November 18, 2021 – Town Hall Conference Room – 6:30 p.m.

1. Projects of Regional Impact
2. 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.
3. Site Plan Review, Conditional Use Permit: 309 Portsmouth Avenue (Map R21, 65 – RCIM Mixed-Use District)
Owner/Applicant: SKA Properties 11, LLC – Sheree K. Allen
The owner/applicant is proposing to add a parking display area ancillary to the existing automobile dealership.
4. Site Plan Review: 597 & 603 Portsmouth Avenue (U6, 1 & U6, 3 – Commercial A Zone)
Owner: 603 Seacoast Residential and Commercial Development
Applicant: One Home Builders LLC
The owner and applicant are proposing a 6,500 square foot two story commercial building with associated parking, underground utilities, municipal water, and on-site septic disposal.
5. Boundary Line Adjustment: 776 Post Road (R3, 12 – Residential)
Owner/Applicant: Deborah Johnson
The owner/applicant is proposing to convey 3,709 sq. ft. to the neighbor at 784 Post Road.
6. Design Review: 563 Breakfast Hill Road (R1, 5 – RCIM Overlay District)
Owner: Ciborowski S.A. Nominee Trust
Applicant: Green and Company
The owner and applicant are proposing an age-restricted housing development on a 15-acre parcel of land. Also proposed is a multi-family townhouse along the remaining 3.9 acres. This development will be connected to a larger development in Rye.
7. Approval of Minutes
8. Approval of Invoices
9. Other Business
10. Work Session: Thursday, December 02, 2021
11. Adjournment

Plans will be available on the Town Website

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