



ZONING BOARD OF ADJUSTMENT

Town of Greenland · Greenland, NH 03840

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AGENDA – ZONING BOARD OF ADJUSTMENT

Tuesday, December 15, 2020 – 6:30 p.m. – Virtual via Zoom

Please Note: Due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. There is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. We are utilizing the Zoom platform for this electronic meeting, with online and phone-in options. All members of the Zoning Board of Adjustment have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, may email the Board during this meeting with comments sent to comments@greenland-nh.com. While the public will be muted for the duration of the virtual meeting, your comments are welcome via email at comments@greenland-nh.com (This is an email account that will be monitored throughout the meeting). Please include your full name and address when emailing comments. If you have any difficulty accessing the meeting online or by phone, please use that email address to contact us. Board members will be asked to identify themselves before speaking; and roll calls will be done to start the meeting and for all motions.

Join the meeting by following the directions below:

Join the Zoning Board of Adjustment Zoom Meeting by Phone:

Dial 1 (646) 876-9923

Meeting ID: 851 8984 6615

Password: 4317111

Join the Zoning Board of Adjustment Zoom Meeting by Computer

<https://us02web.zoom.us/j/85189846615?pwd=YIB4ekNDMkpSTERNMkR4NWVmRFRWZz09>

Meeting ID: 851 8984 6615

Password: 4317111

Plans are available on the home page of the Town website:

<https://www.greenland-nh.com/home/news/410-portsmouth-ave-153-dearborn-rd-zba-12152020>

The agenda follows on the next page

In accordance with RSA 676:7, if the Board of Adjustment finds that it cannot conclude the public hearing within the time available, it may vote to continue the hearing to a specified time and place with no additional notice required. Note: The Agenda and the order of the Agenda are subject to change at the discretion of the Zoning Board of Adjustment.

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1. 410 Portsmouth Avenue – Commercial A (U4, 17)
Special Exception
Owner/Applicant: 410 Portsmouth Ave LLC
The owner/applicant is seeking a Special Exception as specified in the Zoning Ordinance: Article III, Section 3.6.1, Item ‘O’ (Residential-Commercial-Industrial Mixed Use District), to construct three new buildings on the property, each structure containing three townhouses. There will be a total of ten units, including the Pickering House.
2. 153 Dearborn Road – Residential (R12, 13)
Request for a Variance
Owner/Applicant: Larrabee Family Revocable Trust of 2017 (Matthew & Kristin Larrabee, Trustees)
The owner/applicant is requesting a Variance to Article IV – Dimensional Requirements, Sections 4.2 (e) and 4.2 (h), and Article VII – Aquifer Protection District, Section 7.10, of the Zoning Ordinance, to construct a pool within the 20 ft. setback.
3. Approval of Minutes
4. Other Business
5. Adjournment

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