



PLANNING BOARD

Town of Greenland • Greenland, NH 03840
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AGENDA

Thursday, December 15, 2022 – **Town Hall Conference Room** – 6:30 p.m.

1. Projects of Regional Impact
2. **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.
3. **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.
4. **Zoning Ordinance Amendment**
Amend Article XIX - Age Restricted (Senior) Housing Ordinance, as follows: Section 19.3 - General Standards, by adding specific Conditional Use Criteria which includes restrictions that limit the potential location of Age Restricted Housing to those sites that front collector streets; amend Item 'J' – Density, by reducing the allowable density to be no more than double the density of a single-family development.
5. Approval of Minutes
6. Consent Agenda: Approval of Invoices
7. Other Business
8. Work Session: Thursday, January 05, 2023
9. Adjournment