



PLANNING BOARD
Town of Greenland · Greenland, NH 03840
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AGENDA

Thursday, December 16, 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: 150 Bayside Road (R17, 21)
Owners: Peter Endres and Claudia Bartolini
Applicant: Peter Endres – Endres Brothers, LLC dba Bird Dog Cider Co.
The owners and applicant are proposing a Cottage Industry that involves the production and retail sales of packaged alcoholic hard apple cider.
4. 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.
5. 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.
6. 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 (total 13,000 sq. ft.) with associated parking, underground utilities, municipal water, and on-site septic disposal.
7. Approval of Minutes
8. Approval of Invoices
9. Other Business: Draft Zoning Ordinances
10. Work Session: Thursday, January 06, 2022
11. Adjournment

Plans are available on the
Town Website:
<https://www.greenland-nh.com/home/news/planning-board-public-hearing-thurs-121621>

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