



ZONING BOARD OF ADJUSTMENT

Town of Greenland • Greenland, NH 03840

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MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING

Tuesday, June 16, 2026 – 6:30 p.m. – Town Hall Conference Room

Members Present: Chip Hussey, Glenn Page, Leonard Schwab

Members Absent: Jean Eno, Rick Mauer, Gordon Sims (Alternate)

C. Hussey opened the Zoning Board of Adjustment meeting at 6:30 p.m. Roll call was taken; C. Hussey announced that there was a quorum and the meeting was being recorded and live streamed.

1. Request for a Variance

1575 Greenland Road (Map R20, Lot 13: Commercial B Zone)

Owner/Applicant – 1575 Greenland Road LLC

The owners/applicant is seeking a Variance for an automobile dealership, which is not permitted by the Greenland Zoning Ordinance Article III – Establishment of Districts and Uses, Section 3.6 – Table of Uses, Subsection 'L' – Motor Vehicle, Item '1' -Sales, Renting or Leasing of Passengers Cars and Light Trucks, and Others, Including Accessory Repair Services, Snowmobiles.

Due to the lack of a full Board at this meeting, the applicant requested a continuance to the meeting on Tuesday, July 21, 2026.

MOTION: L. Schwab moved to continue the Request for A Variance, 1575 Greenland Road, to the meeting on Tuesday, July 21, 2026. Second – G. Page; all in favor. **MOTION CARRIED**

2. Special Exception

10 Alden Avenue (Map R20, Lot 24: Commercial B Alden Avenue Zone)

Applicants: Emma Nelson and Karen Bouffard, Piscataqua Roasters, LLC

Owner: Autumn Park 10, LLC

The applicants and owner are proposing a coffee roasting facility, which requires a Special Exception by the Greenland Zoning Ordinance Article III- Establishment of Districts and Uses, Section 3.6 – Table of Uses, Subsection 'N' – Industrial, Item '3' – Food Processing.

Rick Chellman, TND Engineering, and representing the applicants, presented the application for a Special Exception to establish a coffee roasting facility at 10 Alden Avenue. Also present were Emma Nelson and Karen Bouffard, Piscataqua Roasters. R. Chellman described the plan to convert Unit 10 into a coffee roasting facility. He noted that all changes would be internal with the exception of a possible light over the back door and a small identification sign.

Special Exception Criteria Review: The criteria for a Special Exception was reviewed. A full copy is on file.

- 1) *No hazard to the public or adjacent property due to potential fire, explosion or release of toxic materials.* The roasting facility will be roasting coffee beans which are not toxic in either green or roasted form. Roasting coffee beans does not require heat. The roasting temperature is dependent on batch size but

DRAFT: SUBJECT TO CHANGE

400° is not unusual. Roasting times range from 10 to 15 minutes.

- 2) *No detriment to property values or change in the essential characteristics of a residential neighborhood on account of the location or scale of buildings and other structures, parking area, access ways, odor, smoke, gas, dust or other pollutant, noise, glare, heat, vibration or unsightly outdoor storage of equipment, vehicles or other materials.* The roasting facility will be fully contained with very low volumes of traffic being associated with bean delivery and transport. No gasses, smoke, dust or any other of the listed concerns are associated with a coffee roasting facility. The roasters will have ventilation to the roof. The proposal will have no impact on property values.
- 3) *No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.* The existing and recent uses of the unit were for contractor services and carpentry, with similar or more traffic generation. Estimated daily traffic is one vehicle most days and two vehicles when coffee beans are delivered by truck. The minimal level of traffic will not create any hazards or increase existing levels of traffic in the vicinity or elsewhere.
- 4) *No excessive demand on municipal services, including but not limited to: water, waste disposal, police and fire protection, and schools.* No measurable demand will be placed on police, fire or waste disposal services beyond what has been occurring in this unit with prior owners. Residential uses on the site are prohibited; there will be no demand on schools.
- 5) *No significant increase of stormwater runoff on adjacent property or schools.* There are no changes outside of the unit. The proposed roasting facility will not discharge any stormwater into the stormwater systems on site.

Board Questions and Answers: R. Chellman was questioned about the removal of sawdust from when the unit was a woodworking facility. He confirmed that the space had been cleaned and was ready for coffee roasting.

Public Comment: C. Hussey opened the hearing to public comments. Fred Ludington, Portsmouth Avenue and a neighboring business owner on Alden Avenue, commented that they were not notified; it was clarified that only the association needed to be notified. F. Ludington also offered assistance with moving beans. There being no further comments, C. Hussey closed the public hearing and returned to the Board. It was noted that Chief Stanchina, Fire Department, provided a review (copy on file).

MOTION: L. Schwab moved to grant the Special Exception to Piscataqua Roasters for a coffee roasting facility at 10 Alden Avenue (Map R20, Lot 24: Commercial B Alden Avenue Zone). Second – G. Page; all in favor.
MOTION CARRIED

3. Approval of Minutes

MOTION: G. Page moved to approve the minutes of Tuesday, April 21, 2026. Second – L. Schwab; all in favor.
MOTION CARRIED

4. Other Business

There was no 'Other Business'.

5. Adjournment

MOTION: L. Schwab moved to adjourn at 6:40 pm. Second – G. Page; all in favor. MOTION CARRIED

Submitted By: Charlotte Hussey, Administrative Assistant

NEXT MEETING: Tuesday, July 21, 2026, 6:30 pm, Town Hall Conference Room