



PLANNING BOARD

Town of Greenland • Greenland, NH 03840
11 Town Square
Phone: 603.380.7372
Website: greenland.nh.gov

PLANNING BOARD AGENDA

Thursday, August 20, 2026 – Town Hall Conference Room – 6:00 p.m. *TIME CHANGE*

1. Projects of Regional Impact
2. **New**
Site Plan Review
480 Breakfast Hill Road (R1, 9: Residential Zone, RCIM District)
Owner/Applicant: Seacoast Family Promise
The owner/applicant is requesting to amend the 2022 approved site plan to remove the requirement to plant eight, 6 feet to 8 feet Norway Spruce along the property line.
3. **Continued**
Subdivision of Land
Moulton Avenue (Residential: Map R9, Lot 8K-1)
Owner/Applicant: Michael Gill
The owner/applicant is proposing to subdivide a 39.12 acre parcel into 8 residential lots. Lots 1 through 7 will be greater than 60,000 square feet and greater than 45,000 square feet of contiguous upland. Lot 8 will be 26.3 acres.
NOTE: The applicant has requested a continuance to the meeting on Thursday, September 17, 2026.
4. **New**
Preliminary Conceptual Consultation
1460 Greenland Road (R21, 44B: Commercial C Zone, RCIM District)
Owner/Applicant: New England Development
The owner/applicant is proposing two retail spaces on the vacant retail pad located next to Target.
5. **New**
Preliminary Conceptual Consultation
1575 Greenland Road (R20, 13: Commercial B Zone, RCIM District)
Owner/Applicant: Michael Kane - 1575 Greenland Road, LLC
The owner/applicant is proposing an automotive dealership contingent upon municipal approvals for Motor Vehicle Sales/Leasing.
6. **New**
Subdivision of Land, Conditional Use Permit
130 Tuttle Lane (Map R10, Lot 4: Residential Zone)
Owner: Gove Colton Revocable Trust
Applicant: Scott Cole, Beals Associates PLLC
The owner and applicant are proposing a 4 lot subdivision utilizing an existing access with reduced frontage. A Variance for reduced frontage has been granted by the Zoning Board of Adjustment.
7. Approval of Minutes
8. Topics for the Work Session: Thursday, September 03, 2026
9. Other Business
10. Adjournment

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