



# PLANNING BOARD

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## PLANNING BOARD AGENDA

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Thursday, January 18, 2024 – Town Hall Conference Room – 6:30 p.m.

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1. Projects of Regional Impact
2. Subdivision of Land, Conditional Use Permit  
125 Dearborn Road (Map R12, 12: Residential Zone)  
**Owner/Applicant:** Jay Lajeunesse - Dearborn Woods, LLC  
The owner/applicant proposes to subdivide approximately 22.12 acres into a 13-lot residential subdivision. This will be a conventional subdivision with 11 single family homes and two duplex lots. The proposed road will be off Dearborn Road.
3. Conditional Use Permit  
24 Winnicut Road (Map R10, 24)  
**Applicant:** Christopher Rice, TF Moran  
**Owner:** Brad Peterson, REP Enterprises  
The owner and applicant are proposing to construct a driveway, with an apron on Winnicut Road, to provide access to the existing trailer storage area. The proposed driveway will be 24 feet wide and approximately 290 feet in length. There are impacts to the on-site wetland and buffers; retaining walls are proposed to limit wetland and buffer impacts.
4. Site Plan Review  
1419 Greenland Road (R21, 46 – Commercial C Zone, Telecom District)  
**Applicant:** Atlantic Tower LLC  
**Owner:** Wakefield Investments  
The owner and applicant are proposing a wireless communication facility which consists of a 100-foot tower designed to accommodate four wireless providers. The tower will be located within a compound surrounded by a 6-foot chain-link fence, which will be set back from the public right-of-way.
5. Approval of Minutes
6. Consent Agenda
7. Other Business
8. Work Session: Thursday, February 01, 2024
9. Adjournment

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