



TOWN OF WILTON
22 TRAVER ROAD
WILTON, NY 12831-9127
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Amy DiLeone
Executive Secretary
Planning & Engineering

Ryan K. Riper, P.E.
Director of Planning &
Engineering

Joshua Carlsson
Land Use Administrator

Mark Schachner
Planning Board Counsel

PLANNING BOARD

William Rice,
Chairman
Harold VanEarden,
Vice Chairman
David Gabay
Christopher Price
Thomas Murphy
James Deloria
Dean Kolligian
Amanda Pelfrey,
Alternate
Laura Lourenco,
Alternate

PLANNING BOARD

A meeting of the Wilton Planning Board ("the Board") was held on March 18, 2026, at 6:30 P.M., at Wilton Town Hall, 22 Traver Road, Wilton, NY 12831.

I. CALL TO ORDER:

PLEDGE OF ALLEGIANCE

II. PUBLIC HEARINGS:

PRESENT: Chairman William Rice, Dave Gabay, Dean Kolligian, Tom Murphy, Jim Deloria, Amanda Pelfrey, Alternate and Laura Lourenco, Alternate, Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel, Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary.

ABSENT: Hal VanEarden, Chris Price

A. Bullard Lane Conservation Residential Subdivision: Saratoga

Landworks, LLC: Application for the Bullard Lane Conservation Residential Subdivision by Saratoga Landworks, LLC for a twenty-five (25) lot residential conservation subdivision. Property located at/on Bullard Ln on 72.73 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

PUBLIC HEARING NOTICE

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for an Application for the Bullard Lane Conservation Residential Subdivision by Saratoga Landworks, LLC for a twenty-five (25) lot residential conservation subdivision. Property located at/on Bullard Ln on 72.73 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

SAID HEARING will be held on Wednesday, March 18, 2026, at 6:30PM at Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

BY RESOLUTION of the Planning Board for the Town of Wilton, Saratoga County, State of New York.

Scott Lansing of Lansing Engineering is here to represent Bullard Lane Conservation Subdivision.

Project Presentation

- Mr. Lansing presented the proposed 25-lot conservation subdivision.
- He stated the parcel contains approximately 72.73 acres.
- The project was described as fully compliant with zoning, with no variances or waivers requested.
- Base density was calculated at 23 lots based on unconstrained lands.
- A density bonus of 2 lots was added because the Town Board indicated intent to accept the proposed open space, bringing the total to 25 lots.
- The plan includes:
 - A proposed town road of approximately 1,930 feet
 - Minimum lot size of 30,000 square feet
 - Minimum lot frontage of 145 feet
 - Public water extension from Bullard Lane
 - Individual septic systems
 - Stormwater management via on-site infiltration basin
- Mr. Lansing stated wetlands and wetland buffers would be avoided.
- He noted revisions in response to Town Engineer, Ryan Riper comments, including:
 - Replacing open-space markers with fiberglass markers
 - Working on trail connections with Saratoga County lands and nearby open space/trail systems.

Public Hearing Comments

Adjacent Property Owner / Farm Use

- Charles Gerber, adjacent property owner at 40 Bullard Lane, stated that the neighboring land is not simply open space but an active working farm.
- He noted the presence of farm animals including horses, pigs, turkeys, and alpacas.

Planning Board Minutes

- He also stated there is a private shooting range along the property boundary and expressed concern that the subdivision and trail placement could create conflicts with existing farm and shooting activities.

Traffic / Road Safety Concerns

- Mr. Gerber raised concerns regarding:
 - Traffic at the Bullard Lane / Edie Road intersection
 - Poor sight distance when turning
 - High vehicle speeds, especially construction traffic
 - Additional traffic impacts to the Edie Road / Route 50 intersection
- He suggested road geometry and visibility need attention.

Trail Proximity to Farm Animals

- Elaine Gerber expressed concern that the trail appeared too close to the alpaca fence line.
- She noted that domestic dogs are a major threat to alpacas.
- Mr. Lansing responded that the rendering shown was outdated and that the trail had been moved farther away from the property boundary.

Buffering Between Projects

- Peter Belmonte, representing the adjacent Forest Grove development, asked whether the illustrated tree line along the property boundary would be protected as a no-cut buffer.
- Mr. Lansing responded there was no formal restriction proposed, though grading was designed to preserve vegetation where possible.
- Mr. Belmonte requested that some form of mapped restriction or buffer be shown so future builders and owners would understand the intended separation.
- Board members discussed possible approaches, including:
 - Deed restriction
 - No-cut buffer
 - Building envelope limitations
 - Underplanting with evergreen species for a longer-term visual screen
- Mr. Lansing indicated a preference not to impose a formal rear-lot restriction.
- Discussion included comments that existing tall pine trees alone may not provide an effective visual buffer.

Additional Neighbor Comment

- A resident of Plumas Place asked how far south the proposed subdivision extends relative to existing homes and whether there would be open space or direct adjacency behind his property.
- Mr. Lansing clarified the approximate location of the cul-de-sac and lots, noting that some open-space/trail areas would remain, though lots extended beyond certain existing homes.

Motion was made to Close the Public Hearing.

- B. 610 Maple Ave Redevelopment: Kodiak Construction:** Application for the 610 Maple Ave Redevelopment by Kodiak Construction for redeveloping existing commercial structures and reconstructing the parking lot. Property located at/on 610 Maple Ave (Rte 9) on 3.31 acre(s), Tax Map No(s). 140.17-1-7.2; zoned CR-1.

PUBLIC HEARING NOTICE

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for an Application for the 610 Maple Ave Office/Retail/Restaurant by Kodiak Construction for renovating existing commercial building and garage to create new office/retail/restaurant spaces and reconstruct the parking lot. Property located at/on 610 Maple Ave (Rte 9) on 3.31 acre(s), Tax Map No(s). 140.17-1-7.2; zoned CR-1.

SAID HEARING will be held on Wednesday, March 18, 2026, at 6:30PM at Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

BY RESOLUTION of the Planning Board for the Town of Wilton, Saratoga County, State of New York.

Recusal

- Chairman Rice recused himself from this application.
- Dave Gabay, Board member assumed conduct of the hearing.

Project Presentation

- Doug Heller of the LA Group presented the application on behalf of Kodiak Construction.
- **Existing site includes:**
 - Grant Graphics
 - Dance studio
 - Rear garage building currently used by an electrical contractor
 - Large, paved parking area
- **Proposal includes:**
 - Renovation of both existing buildings with no change to footprints
 - Reconfiguration and reconstruction of parking
 - Possible future uses including business offices, retail, and restaurant space
 - Extension of sidewalk along Maple Avenue, continuing from the hospital project to the north
 - Stormwater management by infiltration in the rear
 - Municipal water and sewer connections
- Applicant noted two previously approved area variances related to existing nonconforming setbacks and parking.

Public Hearing Comments

- Greenfield Fire District representative Nate King again requested a fire hydrant closer to the rear of the site, expressing concern that if there were a fire at the far end of the building, apparatus access and hose lay would be hindered by parked cars.
- Another public comment suggested outreach to restaurant operators, noting a desire for more restaurants along that corridor.

Close of Public Hearing

Motion was made to Close the Public Hearing.

C. 627 Maple Ave Mixed Use Development: Trojanski Builders

Application for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include 14 apartment units and 2,900 sq.ft. of non-residential use. Property located at/on 627 Maple Ave on 1.82 acre(s), Tax Map No(s). 140.-3-28; zoned H-1.

PUBLIC HEARING NOTICE

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for an Application for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include 14 apartment units and 2,900 sq.ft. of non-residential use. Property located at/on 627 Maple Ave on 1.82 acre(s), Tax Map No(s). 140.-3-28; zoned H-1.

SAID HEARING will be held on Wednesday, March 18, 2026, at 6:30PM at Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

BY RESOLUTION of the Planning Board for the Town of Wilton, Saratoga County, State of New York.

Doug Heller of the LA Group and Dave Trojanski are here to represent Trojanski Builders mixed use development.

Project Presentation

- Doug Heller of the LA Group presented the application.
- Existing front office building would remain.
- Proposal includes:
 - Existing office along Maple Avenue
 - Rear office and parking
 - Proposed storage building for equipment such as lawn tools and plows
 - Two apartment buildings:
 - One 10-unit building

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- One 4-unit building
- Garages associated with apartment buildings
- Small dog park at the rear of the site
- Public water and sewer
- On-site stormwater infiltration
- Mr. Heller stated the project is zoning compliant.

Board Comment

- Mr. Kolligian noted concern about the placement of the dog park at the rear of the site given the long drive aisle and the likely need for snow storage and snow removal.
- He recommended consideration of adequate plow turnaround and snow storage so that tenant amenities would remain functional.

Public Hearing

- Public hearing was opened.
- No questions or comments were offered from the audience.
- Motion was made to close the public hearing

III. REGULAR MEETING

Address meeting minutes from Wednesday, February 18, 2026

MINUTES APPROVAL: Ms. Pelfrey made a motion, seconded by Mr. Murphy, to approve the meeting minutes of February 18, 2026, as written.

Ayes: Chairman William Rice, Jim Deloria, Tom Murphy, Chris Price, Amanda Pelfrey, Alternate, and Laura Lourenco

CORRESPONDENCE:

None other than those relating to current applications before the Board.

IV. APPLICATIONS:

- A. Bullard Lane Conservation Residential Subdivision – Saratoga Landworks, LLC:** Application for the Bullard Lane Conservation Residential Subdivision by Saratoga Landworks, LLC for a twenty-five (25) lot residential conservation subdivision. Property located at/on Bullard Ln on 72.73 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

Scott Lansing of Lansing Engineering is here to represent Bullard Lane Conservation Subdivision.

Board Discussion

- Board discussed concerns raised during the public hearing, including:
 - Existing farm operation and neighboring agricultural use
 - Loss of shooting range use due to proximity of future residences and state firearm setback law

Planning Board Minutes

- Trail placement
- Traffic visibility at Bullard Lane and Edie Road
- Whether a formal rear buffer should be imposed
- Town Engineer, Mr. Riper, noted vegetation on DEC land near the intersection had previously been cut and that maintaining sight distance of a maintenance issue.
- Board discussed traffic mitigation fees and whether they could contribute toward Edie Road / Route 50 improvements.
- Board generally agreed not to impose a deed restriction or formal no-cut buffer and to allow future lot owners flexibility in creating their own buffering.

SEQR Review

- The Board reviewed SEQR Part 2 with legal counsel.
- The Board identified only small or no impacts.
- Motion was made for a negative declaration under SEQR.

Preliminary / Final Approval

- Town Engineer Ryan Riper referenced his March 9, 2026, review letter.
- He noted the applicant had addressed many engineering comments, including:
 - Demarcation of deed-restricted/town lands
 - Trail coordination with Saratoga County
- The Board discussed whether to grant preliminary approval only or combine preliminary and final approval.
- Board members expressed no opposition to granting both.

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for a negative declaration on SEQRA for the Application for the Bullard Lane Conservation Residential Subdivision by Saratoga Landworks, LLC for a twenty-five (25) lot residential conservation subdivision. Property located at/on Bullard Ln on 72.73 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

The motion is seconded by Mr. Gabay and put to vote, all in favor, on this day, March 18, 2026.

On a motion introduced by Mr. Murphy, the Board adopts the following resolution:

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for Preliminary and Final Subdivision for the Bullard Lane Conservation Residential Subdivision by Saratoga Landworks, LLC for a twenty-five (25) lot residential conservation subdivision. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated March 9, 2026. Property located at/on Bullard Ln on 72.73 acre(s), Tax Map No(s). 141.-2-5.2; zoned R-2.

The motion is seconded by Mr. Kolligian and put to vote, all in favor, on this day, March 18, 2026.

B. 610 Maple Ave Redevelopment – Kodiak Construction

Application for the 610 Maple Ave Redevelopment by Kodiak Construction for redeveloping existing commercial structures and reconstructing the parking lot. Property located at/on 610 Maple Ave (Rte 9) on 3.31 acre(s), Tax Map No(s). 140.17-1-7.2; zoned CR-1.

Doug Heller of the LA Group is here to represent Kodiak Construction office renovation.

Board Discussion

- Mr. Heller summarized revisions made since the prior meeting, including:
 - Addition of trees in the island
 - Future cross-connector to adjacent parcel
 - Crosswalk across the drive
 - Additional sidewalk connection on the south side
- Fire hydrant issue was discussed at length.
- Mr. Heller stated moving the hydrant to the rear would require approximately 350 feet of extension at a cost of over \$100,000, and that the current hydrant location meets fire code.
- The Board and Attorney Schachner discussed the extent of the Planning Boards authority to require additional fire protection beyond code minimums.
- Attorney Schachner advised that the Board would need a strong, project-specific reason to impose such a condition beyond code requirements.
- Board members emphasized the value of continued Fire Department input, especially on turning radius, emergency access, and site-specific safety concerns.
- Discussion also covered:
 - Turning radius analysis
 - Soft curbs vs. hard curbs
 - Potential field verification with apparatus if needed.

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for a negative declaration on SEQRA for the Application for 610 Maple Ave Redevelopment by Kodiak Construction for redeveloping existing commercial structures and reconstructing the parking lot. Property located at/on 610 Maple Ave (Rte 9) on 3.31 acre(s), Tax Map No(s). 140.17-1-7.2; zoned CR-1.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, March 18, 2026.

On a motion introduced by Mr. Murphy, the Board adopts the following resolution:

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for Preliminary and Final Site Plan for the 610 Maple Ave

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Redevelopment by Kodiak Construction for redeveloping existing commercial structures and reconstructing the parking lot. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated March 12, 2026. Property located at/on 610 Maple Ave (Rte 9) on 3.31 acre(s), Tax Map No(s). 140.17-1-7.2; zoned CR-1.

The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, March 18, 2026.

C. 627 Maple Ave Mixed Use Development – Trojanski Builders

Application for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include 14 apartment units and 2,900 sq.ft. of non-residential use. Property located at/on 627 Maple Ave on 1.82 acre(s), Tax Map No(s). 140.-3-28; zoned H-1.

Doug Heller of the LA Group and Dave Trojanski are here to represent Trojanski Builders mixed use development.

Mr. Heller has presented updates since last review:

- Added bench along frontage
- Added sidewalk connection to future pedestrian network
- Added crosswalk across entrance drive
- Relocated dumpster further north behind storage building
- Adjusted lighting to preserve future access point
- Provided future access connection to the south

Snow storage plan discussed:

- Approx. 55–60 ft depth available
- 15 ft grass area for typical snow events
- Large storms may require snow removal off-site

Streetscape elements confirmed:

- Street trees and bike racks included

SEQR Review:

- The Board reviewed SEQR Part 2 with legal counsel
- The Board identified only small or no impacts
- Motion was made for a negative declaration under SEQRA

On a motion introduced by Mr. Kolligian, the Board adopts the following resolution:

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for a negative declaration on SEQRA for the Application for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include 14 apartment units and 2,900 sq.ft. of non-residential use. Property located at/on 627 Maple Ave on 1.82 acre(s), Tax Map No(s). 140.-3-28; zoned H-1.

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The motion is seconded by Mr. Deloria and put to vote, all in favor, on this day, March 18, 2026.

On a motion introduced by Mr. Murphy, the Board adopts the following resolution:

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for Preliminary and Final Site Plan for the 627 Maple Ave Mixed Use Development by Trojanski Builders for a mixed-use project to include 14 apartment units and 2,900 sq.ft. of non-residential use. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated March 12, 2026. Property located at/on 627 Maple Ave on 1.82 acre(s), Tax Map No(s). 140.-3-28; zoned H-1.

The motion is seconded by Mr. Kolligian and put to vote, all in favor, on this day, March 18, 2026

D. LongHorn Steakhouse – Rare Hospitality International, Inc.

Application for the LongHorn Steakhouse by Rare Hospitality International, Inc. for the site changes related to converting and updating an existing restaurant site for a new tenant. Property located at/on 3062 NYS Route 50 on 9.2 acre(s), Tax Map No(s). 153.-3-90.2; zoned C-1.

John Cannie of Cannie Law PLLC is here to represent LongHorn Steakhouse.

Conversion of former TGI Fridays to Longhorn Steakhouse

Site modifications:

- Reduced seating (220 → 180)
- Slight reduction in building size
- Minimal changes to layout and parking
- Addition of bike racks and restriping
- ADA and takeout parking adjustments
- The timeline aims for project completion by early April, with construction and training taking about 6-7 months.
- The site plan amendments include fixing entrance paving, detention area maintenance, and signage updates.
- The applicant plans to address existing safety and maintenance issues proactively, with town enforcement possible if needed.

Traffic:

- Trip generation reduced (~18%)

No public hearing required (amended site plan)

Key issue discussed:

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- Poor condition of the Route 50 entrance roadway (outside lease area)
- Applicant willing to advocate with landlord regarding the repair of the Route 50 entrance.

Board action:

- Approval of amended site plan
- Condition: Certificate of Occupancy tied to: Repair of the Route 50 entrance roadway (landlord responsibility).

On a motion introduced by Mr. Deloria, the Board adopts the following resolution:

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for Amended Site Plan for the LongHorn Steakhouse by Rare Hospitality International, Inc. for the site changes related to converting and updating an existing restaurant site for a new tenant. Conditioned upon compliance with the Town Engineer, Ryan Riper's review letter dated March 13, 2026, and the CO will be conditioned on the repairs to the entrance on Route 50. Property located at/on 3062 NYS Route 50 on 9.2 acre(s), Tax Map No(s). 153.-3-90.2; zoned C-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Ms. Pelfrey and put to vote, all in favor, on this day, March 18, 2026

D. Stewarts Shops Maple Avenue – Stewarts Shops Corp.

Application for the Stewarts Shops Maple Avenue by Stewarts Shops Corp. for a 4,500 sq.ft. convenience store with 6 pump (12 fueling station) canopy. Property located at/on 644-650 Maple Ave (Rte 9) on 2.26 acre(s), Tax Map No(s). 140.13-1-6.1, -7.1, -7.2, -8, & -19; zoned H-1.

Chris Potter of Stewarts is here to represent the Stewart Shop Maple Ave rebuild.

Stewart's Shops – Maple Avenue

Proposal:

- Application for a 4,500 sq. ft. convenience store.
- There will be a 6-pump / 12 fueling station canopy.
- Two layout options presented: building facing Route 9 or facing the gas canopy.
- Building size increased by 44 sq ft to accommodate internal layout changes.
- The preferred layout has the building facing Route 9, with an additional 10-foot setback from the original plan.
- The site will include six picnic tables, a sidewalk connection, and a new masonry enclosure for dumpsters.
- The driveway will be relocated about 100 feet east, with shared access with Waltons.
- The project involves minor site plan modifications, including curb cuts, parking, and landscaping.

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- The D.O.T. has not yet completed a traffic analysis; approval is based on conceptual layouts.
- Future considerations include potential sidewalk connections on Davidson Drive and traffic calming measures.
- The applicant plans to coordinate building materials, signage, and screening to blend with surroundings.

NYSDOT coordination:

- Required removal of northern curb cut
- Shared access proposed with adjacent property

Two layout options presented (A & B)

Board preference:

- Option B (front of building facing Route 9)
- Building to be pushed back ~10 ft (~35 ft setback)

Key design feedback:

- Improve east elevation (add windows or architectural features)
- Enhance gable ends with additional detail
- Provide better screening (dumpster/mechanical areas)
- Coordinate materials/colors with Adirondack Trust building
- Provide aerial/rendering showing relationship to adjacent bank

Pedestrian & site features:

- Add defined walkway from parking to pavilion/store
- Consider traffic calming along Davidson Drive
- Evaluate fencing vs. landscaping along residential edge

Streetscape & aesthetics:

- Sample materials requested (stone, siding, color palettes)
- Consider lighter/neutral tones to match surroundings

Additional considerations:

- Energy efficiency / sustainability measures to be addressed at SEQRA
- Future pedestrian connectivity along Davidson Drive discussed

No action taken on this application tonight.

F. Exit 15 Auto Park – Country Realty Co. Pre-Application for the Exit 15 Auto Park; New Country Motor Car Group by Country Realty Co. for redeveloping a portion of the property to accommodate a new sales and showroom addition. Property located at/on 3002 NYS Route 50 on 12.68 acre(s), Tax Map No(s). 153.-3-84.11; zoned PUDD.

Joe Dannible of EDP is representing Exit 15 Auto Park.

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Proposal:

The project involves partial redevelopment of a Toyota dealership, including new building construction and site reconfiguration.

- The existing 12-acre site is part of a 22-acre PUDD, with plans to attach a new sales building to the existing service area.
- The current sales building will be demolished or repurposed; the site will remain operational.
- The new building will be similar in size (~13,500 sq ft) and will feature modern materials and branding.
- The site layout will be adjusted with relocated curb cuts, expanded parking, and improved stormwater management.
- The stormwater basin will be expanded and modernized, with ownership shared among D.O.T., Saratoga County Sewer District, and others.
- The existing building may be demolished or retained temporarily; future tenants are not yet identified.
- The project aims to improve site efficiency, circulation, and aesthetics, with a timeline of approximately two years for full completion.
- Signage updates will occur once tenants are confirmed; no immediate changes are planned.
- The project will maintain existing utilities and incorporate new stormwater and landscaping features.
- The redevelopment is considered internal to the site, with no changes to the overall PUDD zoning or legislation expected.

Community Planning and Traffic Management Concerns

The discussion centers around future development, traffic flow, and access issues in the area surrounding Exit 15 and New Country Way.

- Considerations for making connections from Exit 15 crosswalk to Walmart, YMCA, and Auto Park Road.
- Potential easements and access ways for better connectivity.
- Existing traffic issues with left turns and illegal maneuvers at New Country Way and Old Gick
- Challenges with right-in, right-out only access and related accidents.
- Need for signage and visual improvements to clarify access points.
- Future development applications on adjacent parcels and their potential impact.
- The importance of a comprehensive review of the area is to address traffic and access concerns.

Board feedback:

The Board was generally supportive and had minimal concerns.

There is a discussion about property ownership, easements, and land use rights affecting development.

- New Country owns the 22-acre parcel involved in the project.

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- D.O.T. owns the intersection of Auto Park Road and New Country Way, with drainage easements in place.
- A strip of land behind Dunkin Donuts is in town right-of-way, not owned by New Country.
- Some parking lot areas are within state right-of-way, requiring cooperation with D.O.T.
- The ownership structure involves a single property owner for the entire area, simplifying future planning.
- The land has been available for development for over 20 years, with no significant changes yet.
- Mr. Dannible emphasizes the importance of addressing access issues and potential site modifications.

The Board agreed to grant Conceptual approval tonight.

G. Forest Grove Subdivision, Phase 3 – Forest Grove, LLC

Request for a 90-Day Extension for the Forest Grove Subdivision, Phase 3 by Forest Grove, LLC for Phase 3, a 190-lot subdivision that increased the conservation subdivision from 321 lots to 421 lots. Property located at/on Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on ±713 acre(s), Tax Map No(s). multiple; zoned R-2.

Joe Dannible of EDP and Peter Belmonte are here to represent Forest Grove Subdivision.

Ongoing Development and Construction Updates

Updates on construction progress, sales, and future plans for the development project.

- Grading for the clubhouse has started; construction is scheduled to begin later this month or early next month.
- The clubhouse is expected to be partially completed by Christmas, with an "in construction" party planned.
- 150 homes have been sold, with 111 already delivered, indicating the project is ahead of schedule.
- Mr. Belmonte reports good relations with local residents and adherence to promises made.
- The project has involved multiple parcels and significant land use planning, with cooperation from the town.
- The community's concerns have diminished over time, and the project is progressing smoothly.

On a motion introduced by Mr. Gabay, the Board adopts the following resolution:

THEREFORE, BE IT RESOLVED, the Planning Board does hereby move to approve the Application for request for a 90-Day Extension for the Forest Grove Subdivision, Phase 3 by Forest Grove, LLC for Phase 3, a 190-lot subdivision that increased the conservation subdivision from 321 lots to 421 lots. Property located at/on Jones Rd, Putnam Ln, Bullard Ln, and Scout Rd on ±713 acre(s), Tax Map No(s). 128.-

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1-2, -68, -71.221, -71.222, -106, 140.12-3-11, -13, 140.16-3-9, -98, 141.-1-4.1, -35, 141.13-1-1 thru -26, 141.53-1-1 thru -22; zoned R-2.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, March 18, 2026.

IV. ADJOURNMENT:

Next Meeting Wednesday, April 15, 2026.

NOW, THEREFORE, BE IT RESOLVED On a motion made by Mr. Gabay that the meeting of the Planning Board be adjourned at 9:40P.M.

The motion is seconded by Mr. Murphy and put to vote, all in favor, on this day, March 18, 2026

Date Approved: April 15, 2026.
Amy DiLeone, Executive Secretary