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PLANNING BOARD
NOVEMBER 20, 2018

**PLANNING
BOARD**

Michael G. Dobis, Chairman

Harold Van Earden,
Vice Chairman

William Rice

Erinn Kolligian

Ron Slone

David Gabay

Brett Hebner

Jeffrey Hurt &
David Catalfamo, Alternates

A meeting of the Wilton Planning Board (“the Board”) occurred on November 20, 2018 at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

**PLEDGE OF ALLEGIANCE
CALL TO ORDER:**

I. PUBLIC HEARING:

**A. FOREST GROVE CONSERVATION SUBDIVISION
Forest Grove, LLC**

The following Notice of Public Hearing was advertised in the Saratogian Newspaper:

PLEASE TAKE NOTE that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** to consider an application by Forest Grove, LLC for subdivision approval for the Forest Grove 304 lot Conservation Subdivision on 540 ± acres, inclusion of nine tax map parcels North of Jones Road near Putnam Lane. SBL’s; 141.-1-25, 28, 29 and 141.-2-4.2 and 128-1-69, 71.22, 87 and 141.-2-2, 3 zoned R-2 in the Town of Wilton.

SAID PUBLIC HEARING will be held on Tuesday November 20, 2018 at 6:30 p.m. at the Wilton Town Hall, 22 Traver Road, Wilton, New York. At that time, all persons will be given a chance to be heard.

At 6:33 p.m., Chairman Dobis opens the public hearing.

Chairman Dobis explains that this meeting is a continuation of the Public Hearing from October 17, 2018 meeting. The meeting was kept open for further comments and questions.

Joe Dannible, EDP on behalf of Forest Grove, LLC and our application for the Forest Grove a 304-lot subdivision. Peter Belmonte who is the owner of Forest Grove, LLC and Tom Baird of Barton

Loguidice, who has started to design the roundabout at the entrance of our site on Jones Road, are also present. We last presented this project on October 17, 2018 which was a Public Hearing and there were a series of comments offered by the public. At the regular meeting the Planning Board went into a review of SEQRA Part 2. Part 2 addresses 18 individual potential impact areas, the Board went through 16 of the items and closed them put as being no or small impacts. Two items were left open for public discussion and further discussion by the applicants, Town and the Planning Board. The two items were impacts to surface water and impacts to transportation.

- Site is located on the east side of the Northway
- Roughly 540± acres of land
- Proposed to dedicate 350 acres of that property to the Town of Wilton, that will be utilized for open space, a series of trails both paved and primitive for use by all residents of the Town.
- Single access entrance from Jones Road by a roundabout
- Five different distinct neighborhoods from maintenance free living, to a standard residential community, to large estate lots on the north end.
- Traffic concerns on volume of traffic on Jones Road, Ingersoll Road, Jones Road and Gick Road and Rout 50 intersections.
- Discussion of fees that will be payed to the Town:
 1. \$165,000 ± traffic mitigation fees paid to the Town
 2. Construction of the roundabout at the entrance
 3. Donation of \$500,000-\$600,000 for future improvements at the intersection of Jones, Ingersoll and Route 50
- 1.2-1.3 million dollars for traffic improvements and money being dedicated to the town for future improvements in the Town.
- Comments were raised about a secondary means of access to the site.
- Currently proposing is a full width road, designed to Town specs, connecting from the community and extending out to the paved portion of Bullard Lane.
- The road will be signed or gated as limited access, emergency only or as the Town desires they can do what they feel is appropriate with that road.
- Since the previous meeting we have been on sight with Army Corps of Engineers and also the NYS Department of Environmental Conservation, looking at the wetland and potential wetland areas on site.
- DEC has come to the site, they have reviewed the areas of investigation and it has been concluded by the applicant's environmental consultant, a third-party consultant and the DEC that the areas of concern on the site do not meet the criteria for designation as NYS DEC wetlands. Documentation and a report have been given to the Town.
- Army Corps of Engineers looked at 8 different wetlands on site and the Army Corps agreed with the configuration of those wetlands. As they are designated on the map. There are 4 areas on the southern end of the site and 4 more areas on the northern end of the site. In total there are 3.5 acres of jurisdictional wetlands by the Army Corps of Engineers on this site and .002 acres of NYS DEC wetlands located on this site. This has no impact on the density calculations that have been provided to the town and it concludes that the density of 304 single family lots is consistent with Town Zoning and Environmental Law.
- Roundabout construction on Jones Road. concerns of residents;
 1. How do we get in and out of our driveways?
 2. This is going to be dangerous
 3. This is going to be unsafe
- We took those comments and did an analysis.

- We are providing a traffic calming feature.
- Cars on Jones travel fast, the incorporation of the roundabout will significantly lower speeds and create a safe access to the community.
- Lanes will be wide enough to support bicycle traffic.
- Headlight glare will be addressed on the south end of the roundabout, within the right of way to construct an earth berm between 3ft. and 5ft. in height. On the top of the earth berm there will be a mix of vegetation and evergreen trees to buffer the view shed and headlights.

Residents voiced their concerns regarding the following issues:

- Roundabout will affect property value in a negative way.
- One entrance into a five-neighborhood subdivision is not a good design.
- Traffic on Jones road will be increased.
- Why is the gated Bullard Road not being used as a full access road?
- Is Putnam Lane going to be on the roundabout?
- Concern of not being able to make a left onto Ingersoll Road from Route 50.
- For safety you need to have a second entrance for the subdivision.
- Speed of the traffic on Ingersoll Road. Would like to try and get speed limit lowered.
- Highway Superintendent said we must have the second entrance for the following reasons; fire protection, emergency services and plowing snow. Many problems with the roundabouts.
- Are there provisions for the deer?
- Four land owners between the Town maintained portion of Bullard Lane and the lands owned by the developer that road has been abandon for almost 50 years by the Town of Wilton. Make provisions to acquire that land before they put a road through.
- This project has no positive impact on the community.
- Bullard Lane is a nice quiet dead-end road, what impact will this have?
- 1.2 million dollars is a benefit, but roundabout should not be included in the calculation.
- Concern about the curve and speed that is traveled on Jones Road before the roundabout.
- Resident encourages all town residents to come to the Town meetings and encourage the Town to do a better job communicating information about projects.
- Chief of Wilton Fire Department thinks Bullard Lane should be a Town road and should not be a gated road.
- Blinding sun on Bullard Lane concern of accidents.
- Suggestion of ramps to the Northway to alleviate traffic on Jones Road.

On a motion introduced by Ron Slone and seconded by David Catalfamo, the Board votes to close the public hearing at 7:19 p.m.

Brett Hebner arrives at 7:19 p.m.

II. REGULAR MEETING: (7:20 p.m.)

PRESENT: Chairman Michael Dobis, William Rice, Brett Hebner, Erinn Kolligian, David Gabay, Ron Slone, Jeffrey Hurt Alternate and David Catalfamo Alternate; Ryan K. Ripper, P.E., Director of

Planning and Engineering, Mark Schachner, Planning Board Counsel and Amy DiLeone, Executive Secretary

ABSENT Harold VanEarden

MINUTES APPROVAL: William Rice moves, seconded by David Gabay, for the approval of the meeting minutes of September 19, 2018 as written. Ayes: Ron Slone, William Rice, Chairman Dobis, Erin Kolligian, David Gabay, Jeffrey Hurt Alternate and David Catalfamo Alternate.

CORRESPONDENCE: None other than that relating to current applications before the Board.

III. APPLICATIONS:

- A. **FOREST GROVE CONSERVATION SUBDIVISION:** Application for Preliminary Subdivision approval by Forest Grove, LLC for Forest Grove Conservation Subdivision. Consisting of 304 lots, located north of Jones Road and near Putnam Lane, on 537± acres, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2 totaling 537± acres, zoned R-2.

Chairman Dobis asks Mr. Ripper for his comments on his review letter dated October 11, 2018. Mr. Ripper said most of his comments have been addressed and remaining items will be addressed in the future submission. There are several details that still need to be worked out before final approval.

Chairman Dobis: Many of the comments were the same as last month's meeting and a lot of them are the same as we hear on every project.

Chairman Dobis explains the process of land development and traffic impact.

Chairman Dobis addresses the concerns of the residents:

- Property values: Not in the realm of the Board to say anything regarding property values.
- Speed limits: Speed limit issues need to be addressed by the Town Board.
Mr. Ripper: The speed limit is not a Town Board action, there is a process, the Town Board refers it to the county, the county refers it to the state, the state entities then evaluate the speeds on the road.
- The deer will still have 350 acres to live on.

Discussion about the roundabout on Jones Road (traffic):

- Mr. Belmonte explained the history of the Forest Grove project and the concern of traffic which generated the Town Traffic Study.
- Town Traffic Study suggested turning lanes or a roundabout.
- Roundabout was the best and safest solution.
- 304 homes will be built over a period of 10 years
- It's going to take a long time before the impact of this project is really going to have an effect on Jones Road and Route 50.
- Resident/realtor said the roundabout was going to improve value for re-sale on Jones Road.

Resident asked for an explanation as to why the second entrance hasn't really been discussed yet, kind of being avoided. Chairman Dobis said they hadn't gotten to it yet.

Mr. Gabay asked Mr. Belmonte to enumerate when Mr. Green had the same amount of acreage how many units were proposed? Mr. Belmonte said 2400. Mr. Gabay said this property was going to be developed and this being 304 units was the lesser of two evils.

Tom Baird of Barton Loguidice designed roundabouts in Malta and is designing the roundabout on Jones Road. He explains the difference between a two-lane roundabout and a single-lane roundabout.

- Two Lane roundabouts can be difficult to navigate.
- A single lane round which they are proposing on Jones Road, is a lot easier to navigate, one way in and one way out and only one vehicle at a time.
- With a single lane round about there is a reduction of personal injuries of 97% from a signalized intersection.
- There are very few accidents in a single-lane round about.
- Minor accidents increase in a two-lane roundabout.
- The Jones Road roundabout has been designed to slow traffic down, 20-21mph is the maximum speed of going through the roundabout.
- The roundabout will move traffic through faster than any kind of traffic signal.
- The noise from the traffic will be significantly reduced due to the reduction of speed. The speed of the traffic creates the noise.
- The safety will be increased because there will be more gaps. People are more likely to slow down and stop when you are pulling out of your driveway.
- The roundabout will be a significant improvement to Jones Road, it will slow things down and make things a lot safer.

Attorney Schachner made the clarification that there cannot be an eight-member Planning Board. Mr. Hebner said he was not a voting member.

Mr. Catalfano shared a positive experience regarding owning property on or near a roundabout.

Chairman Dobis explains the process of the emergency access being Bullard Road, gated or not gated.

Mr. Rice begins discussion on ownership of Bullard Lane:

- Mr. Gerber believes he owns the road
- Mr. Rice: there was a meeting and it was determined the Town owned the road.
- Attorney Schachner explains the applicant's attorney and our Town Clerk researched and were unable to find any evidence of the Town having formerly gone through the abandonment process. Regardless of the passage of time over which the Town has not plowed or maintained it.
- Mr. Gerber: The Town formerly abandoned it but there was a fire in Town Hall and the records burned.
- Highway Superintendent: I don't remember Bullard Lane being officially abandon by the Town Board. I was on the Town Board in 1980 and became Highway Superintendent in 1986.

- Attorney Schachner explained, roads by use is often the case, that the underlying real property is owned by a private entity, but the public has a right of access over that road area. This is a road by use never formally abandon and it appears that the public right of access over the property would still exist, even though a private person may own the underlying land. Roads by use, the road bed is often owned by a private party, but the public has a right of access over the road area.
- Resident suggests, as a member of the community that these are legal issues and would like to see the lawyers hash it out.
- Nadine Schadlock (applicant's attorney): They did a tremendous amount of research on this and Mr. Gerber is correct he does own to the center line. It's a road by use and it's very similar to adverse possession, right by prescription, it does not go away because you don't use it. Under the Law of The State of NY, there are very specific procedures under the highway law for abandonment of the road. The Town has looked with great diligence for that we have found no one that witnessed such an event nor any records of such an event. An absent and a affirmative abandonment of the road the prescriptive nature of the road, the right to use it, the right of the public to pass over it remains. You are correct you own to the center line, but that is subject to the right of the public to cross the road.
- Mr. Gerber: I will respectfully disagree, I have a very good relationship with the applicant and I don't want to get into an argument tonight.

Discussion of Bullard Lane:

- Ms. Kolligian describes the subdivisions of Wilton and the number of entrances they all have. They all have at least two means of ingress and egress. Ms. Kolligian believes there should be a second access to Forest Grove.
- Ms. Kolligian feels for residents of Bullard Lane.
- Compromise of when of when Bullard Lane becomes a Town road discussed.
- Mr. Slone and other Board members supported Ms. Kolligian statements.
- Discussion of when Bullard Lane should become a Town Road.
- Mr. Gerber: I am not opposed to Bullard Lane being used as access. My issue is not with the applicant, it's with the Town of Wilton.
- Town refused to maintain Bullard Lane thirty years ago.
- Mr. Gerber has been maintaining Bullard Lane for thirty years.
- Discussion of vacant parcels and their use of Bullard Lane for access.
- Mr. Belmonte: Mr. Gerber stated he is not opposed to the idea of doing this. He is looking for compensation for his 30 years of effort he feels is unfairly provided. The ability to use it, isn't what we are questioning, it's how we can help Mr. Gerber see clearly, he wasn't treated unfairly for 30 years.
- Chairman Dobis: Unfortunately, that is something that this Board doesn't have a say in, but he understands the feelings. This whole thing is an emotional rollercoaster for a lot of people.
- Chairman Dobis speaks extensively about the use of Bullard Lane and the concerns of all the parties affected.
- Bullard Lane is going to be a full paved road.
- Road will be built after phase 2 of 100 homes.
- The subdivision is a self-pacing process over a very extended period of time.
- Discussion of phasing the road.

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- Mr. Ripper: Roads will be dedicated to the Town, prior to any home in phase 2 receiving a certificate of occupancy.
- Discussion of increase of traffic on Jones Road during phasing of the development.
- Roundabout will go in as part of phase 1.
- Roundabout is being built to the north side of Jones Road.
- Traffic on Jones Road will be uninterrupted until they make the connections to the roundabout.
- Residents of Putnam Lane are in agreement on going through the neighborhood.
- Phasing of the development discussed in relationship to Bullard Lane becoming a connecting Town road.

Chairman Dobis asks if any of the Board members have an idea of how this should be acted upon. Mr. Slone says at the completion of phase one Bullard Lane will become a connecting Town Road.

Mr. Catalfamo questions the emergency access for phase one. Mr. Brackett, the Wilton fire chief is fine with one means of access for phase one.

- Improvements of Bullard Lane discussed.
- Make a recommendation to the Town Board to make the necessary improvements of Bullard Lane.

SEQRA:

Attorney Schachner: The two questions that were left unanswered were questions 3 and 13. I want to make sure the Board understands that the Part 1 has been up-dated on November 18, 2018 and the update information in your packets is high-lighted. It's largely just clarification of some numbers, such as the number of lots and acreage. Make sure that you don't feel that any of that up-dated information requires re-visitation of the 16 questions we have already addressed. Is the Board comfortable that none of the up-dated, largely numerical information in the up-dated part 1 requires revisiting any of the 16 questions that you have already previously answered.

The Board agreed there was no need to re-visit any of the previously answered 16 questions.

Attorney Schachner: So that being the case then you want to revisit EAF Part 2 question 3. Impact on Surface Water and question 13. Impacts on Transportation.

- 3. Impacts on Surface Water- No
- 13. Impact on Transportation- Yes
 - d. The proposed action will degrade existing pedestrian or bicycle accommodations.
Comment: If anything, it's going to enhance it.
The Board answered no to small impact on all sub questions a-f of question 13.

Attorney Schachner: You have now answered all 18 questions in EAF Part 2 and you have not identified any moderate to potentially moderate to large impacts.

On a motion introduced by Ron Slone, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board for the Town of Wilton adopts a negative declaration on SEQRA for the Application for Conservation Subdivision by Forest Grove, LLC. Consisting of 304 lots, located north of Jones Road and near Putnam Lane, on 537± acres, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2 totaling 537± acres, zoned R-2. The motion is seconded by Erin Kolligian and duly put to vote, all in favor, on November 20, 2018.

On a motion introduced by David Gabay, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Preliminary Application by Forest Grove, LLC for Forest Grove Conservation Subdivision. Consisting of 304 lots, located north of Jones Road and near Putnam Lane, on 537± acres, Tax Map No's 141.-1-25, 28, 29 and 128.-1-69, 71.22, 87 and 141.-2-2, 3 and 141.-2-4.2 totaling 537± acres, zoned R-2. The motion is seconded by David Catalfamo and duly put to vote, all in favor, on November 20, 2018.

On a motion introduced by Erin Kolligian, the Board adopted the following recommendation to The Town Board:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the recommendation to the Town Board, heard during the Public Hearing for Forest Grove Conservation Subdivision, for a speed limit reduction on Ingersoll Road, in the town of Wilton. The motion is seconded by David Catalfamo and duly put to vote, all in favor, on November 20, 2018.

- B. OPERATION ADOPT-A-SOLDIER:** Application for Amended Site Plan approval by Elaine and Chuck Gerber for Operation Adopt-a-Soldier, for a 460 sq. ft. addition to the existing building. Property located on 4281 NYS Rt. 50 on 2.35 acres. Tax Map No141.-2-36; Zone RB-1.

Don McPherson from the LA Group representing Chuck and Elaine Gerber on this amended Site Plan Application. They were here in 2005 for site plan and variances to validate the existing buildings on the property.

- The property is long and narrow.
- Adopt-a-Soldier has been there for many years.
- The project is a 460 sq. ft. addition to the existing office building
- The addition is going to square off the existing building.
- There will be no additional plumbing
- Adding banked parking that was previously approved in 2005
- The Board was familiar with the site.

The project was reviewed by the SCPB with a decision of no significant countywide or intercommunity impact. It was also reviewed by the zoning officer, with a comment of; the type of use should be identified to insure no additional site development issues are required, such as parking, septic increase or sprinkler system. All these items have been addressed.

On a motion introduced by Erin Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Amended Site Plan Application by Elaine and Chuck Gerber for Operation Adopt-a-Soldier, for a 460 sq. ft. addition to the existing building. Property located on 4281 NYS Rt. 50 on 2.35 acres. Tax Map No141.-2-36; Zone RB-1. The motion is seconded by David Gabay and duly put to vote, all in favor, on November 20, 2018.

- C. **Prime Holding Group Self Storage:** Application for Amended Site Plan approval by Prime Edie Road, LLC for Prime Group Self Storage, to move parking, siding facade of building and add bay doors. Property located on NYS Rt. 50 on 3.41 acres. Tax Map No. 141.-2-14.112; zoned C-2.

James Easton of MJ Engineering is representing the Applicant, Prime Edie Road LLC and Gerard Moser, one of the owners of Prime. Also, John Hartzell, Applicant's Counsel from Nolan and Heller, is present.

Mr. Easton describes the proposed changes of moving the parking lot, siding façade of building and adding bay doors.

- Moving the parking lot will make it easier for clients to access storage units and there is now an access door (large man door) for clients to access the elevator.
- Original plan only had one elevator in the back. Due to the size of the building they added an elevator to the front.
- Revised landscaping plan discussed.

Mr. Hebner is questioning the doors and if it has been constructed. Mr. Easton says there is an opening, it has not been physically constructed. Mr. Hebner: So there has been construction that has taken place that is different from what the approved plans were, I'm trying to understand how there is a door. Mr. Easton: There are four doorways. Mr. Hebner: What do you mean there is? My question is did you construct something different than what has been approved? Mr. Easton: The building plans that were approved by the building department is what is currently built out there. The rendering that was depicted to you didn't clearly show those doors potentially being in there because the architect didn't take that into account. Mr. Hebner: So, you submitted plans to the Building Department that differed from the approved facade? At some point there is a difference between what's physically in the field now and what this Board approved. So, whether it was at the stage you submitted to the Building Department a plan that was different than this or whether you built something that was different than what was approved. One of those things had to occur. Mr. Ripper: In either case, I believe they submitted plans to the Building Department for the permit, were different than the approved rendering shown in 2017. Mr. Easton said that was correct. Mr. Hebner: We can only go by what we are presented with and what's approved, I guess I'm really frustrated with the idea that something occurred in the real world that the Board in a public meeting was presented something that didn't end up happening in the real world. Maybe, I'm missing the whole point here but that seems to be a foundational issue, that I have a real issue with and I don't know how to resolve that. I'm glad you are here tonight to at least have it on the public record that what this Board was

presented with and approved is not what was happening in the field. Mr. Easton that's why we are here. Sometimes architects don't take a full look at the site plan and understand the site constraints. They are before the Board to try and make it right. There are many ways to solve the problem. Mr. Hebner: I realized you are not the owner, so I apologize if you are taking the brunt of my frustrations. There is something I want in the minutes, I'm really beating a dead horse here, but the idea that an applicant can get approval from the Board and have a Public Hearing where we look at things and we had a long discussion about the screening and the facade and then to hear through email that there have been discussions in the field about maybe changing the facade and adding a few things. Absolutely we can not allow that in this town and that's exactly what this gentleman in the back who likes to stand up at public meetings was complaining about and I want to be perfectly clear that that is not an acceptable approach in this town. Let the minutes show that I'm going off about it, or whatever. I can't express my frustration enough about an applicant that would stand before this Board and then say, it's not a big change, I'll just go ahead and make this change in the field, that is not what was approved.

Discussion on what was approved and what was being constructed:

- Mr. Slone expressed thoughts on them making building less expensive and getting more storage spaces out of it. Shrinking the front glass down is significant and dislike of garage doors all the way to the road.
- Building should be put back to the way it was originally approved.
- Explanation of siding being different than what was spoken about.
- No intent to do anything other than what was submitted.
- Certain things that happen to a concept once you hit reality i.e. fire doors.
- Rendering not considered actual, so samples are brought in, so everyone can see the actual material and colors.
- Description of landscaping and screening
- Architect picked vertical metal siding as opposed to flat siding because it wouldn't get wavy in the heat.
- They need color choices from the Board.
- Nothing above four feet in height in the landscaping plan to obstruct the view of the front of the building. All the larger trees are along the back and side.
- Site becomes an issue is landscaping is taller.

Mr. Riper suggests the first step is to look at the site layout:

- Logic to moving the parking lot to the other side.
- Additional landscaping out farther on the site.

Ms. Kolligian states she was not present for the September meeting in 2017.

Board is in agreement with moving the parking lot.

Discussion on the addition of the garage doors.

Mr. Slone made a comment on how the front facade was shrunk by thirty feet Ms. Kolligian says that is what everyone sees driving north on Route 50. Mr. Slone: That is a big change in my world. I'm ok if you change it by twenty-four inches, that's not the end of the world. Thirty feet of glass and facade is a significant reduction from what was shown to us originally. Mr. Slone asked if it was built that way already. Mr. Easton said yes, the framing is up. Continued discussion on the front facade.

Ms. Kolligian: From the corner of the building to that fence line where that stone façade carries all the way is not the same as what's from the corner of the building to that stone façade. We are seeing garage doors instead of stone for twenty feet. Mr. Catalfamo: The problem here is that you presented a façade that had a much greater impact on the view than you have today. That's what you presented, and you are building something different. Ms. Kolligian: Our point is that when you drive up Route 50, we wanted it to look like that (original rendering) and now it looks like that (revised rendering). Now it looks like a warehouse, that we were trying to protect the people in that area and on Route 50 from. Not making it look like a warehouse, it's big enough as it is. Continued discussion on façade and what it is really going to look like.

The Board is asking for a rendering, that will depict exactly what the structure will look like.

- No garage doors
- Keep the access door for fire safety
- Wilton Fire Chief would like to see large access door as shown.

Discussion of colors and a color board being presented to the Board. The Board should not have to figure out what colors go together, they want it presented to them.

Mr. Slone: This is a poor process this building is as big as three city blocks and where passing around a sheet of paper and for the record I think it's a bad process. Ms. Kolligian would like a color scheme presented on a pin board, it's more appropriate and professional.

The Board is in agreement for the type of material to be used and is requesting a new rendering. Ms. Kolligian: Make a plan and come back in December.

Attorney Schachner: Fifty-one minutes ago, I was saying make a real plan and come back in December, not my vote, but that would be one approach that many Planning Boards would take.

The project was tabled and will be heard at the December 19, 2018 Planning Board meeting.

- D. Aldi at Wilton Marketplace:** Application for Conceptual Commercial Subdivision approval by Aldi, Inc. for Wilton Marketplace to divide 34.27 acres into 4 lots. Property located on Lowes Drive on 34.27 acres. Tax Map No. 153-3-37-32 and 153-3-37-1; zoned C-1

Application for Conceptual Site Plan approval by Aldi, Inc. for Wilton Marketplace to develop commercial retail, Aldi Grocery Store, on the north side of Lowes Drive. Property located on Lowes Drive on 2.10± acres. Tax Map No. 153-3-37-32 and 153-3-37-1; zoned C-1.

Frank Palumbo with CT Male Associates is representing Aldi Grocery Store, at Wilton Marketplace and the Commercial Subdivision of 34.27 acres into 4 lots, located at 14 Lowes Drive. Lot #1 will be owned by Aldi, Inc., South Windsor Division. The development of this retail grocery store will include the development of a new town road and a driveway connection to the existing Lowe's Store.

- The original submission was in 2007.

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- The applicant received variances for; greenspace, rear yard setback, front yard setback, rear yard setback for parking, side yard setback for parking, signage and for a reduction of parking spaces.
- Aldi's could not proceed without doing the subdivision first.
- Development of the Town road. After further development of the site, this Town road will be connected to Old Gick Road.
- Acreage of the new Lot #1 is 2.1 acres.
- Aldi Grocery Store will be 19,896 sq. ft of retail space and 434 sq. ft. of a loading/storage area.
- There will be 93 parking spaces
- The easements must be worked out.
- Access drive for fire access and truck turn- around.
- The Façade will be defined.
- Mr. Palumbo explains the placement of the Aldi Grocery Store.
- Discussion of the naming of the new Town road.
- The traffic will be further addressed at Preliminary Site Plan Application.
- They have agreed to do a traffic assessment as opposed to a traffic study.
- Discussion of trails between Aldi's and Pyramid Pines.
- Mr. Riper addresses some of the comments in his review letter

Chairman Dobis asks for comments or questions from the Board. There were none.

On a motion introduced by Ron Slone, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Conceptual Commercial Subdivision approval by Aldi, Inc. for Wilton Marketplace to divide 34.27 acres into 4 lots. Property located on Lowes Drive on 34.27 acres. Tax Map No. 153-3-37-32 and 153-3-37-1; zoned C-1. The motion is seconded by Erin Kolligian and duly put to vote, all in favor, on November 20, 2018.

On a motion introduced by Erin Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board for the Town of Wilton approves the Application for Application for Conceptual Site Plan approval by Aldi, Inc. for Wilton Marketplace to develop commercial retail, Aldi Grocery Store, on the north side of Lowes Drive. Property located on Lowes Drive on 2.10± acres. Tax Map No. 153-3-37-32 and 153-3-37-1; zoned C-1. The motion is seconded by David Gabay and duly put to vote, all in favor, on November 20, 2018.

Public hearing is scheduled for December 19, 2018 at 6:30 p.m. for Preliminary Commercial Subdivision approval by Aldi, Inc. for Wilton Marketplace to divide 34.27 acres into 4 lots. Property located on Lowes Drive on 34.27 acres. Tax Map No. 153-3-37-32 and 153-3-37-1; zoned C-1.

Public hearing is scheduled for December 19, 2018 at 6:30 p.m. for Preliminary Site Plan approval by Aldi, Inc. for Wilton Marketplace to develop commercial retail, Aldi Grocery Store, on the north side of Lowes Drive. Property located on Lowes Drive on 2.10± acres. Tax Map No. 153-3-37-32 and 153-3-37-1; zoned C-1.

- E. Ridgeview Townhomes PUDD Zone One:** Application for Conceptual approval by Ridgeview Commons for Ridgeview Townhomes PUDD Zone 1, for a mixed-use building with 30 multi-family units and 7,029± sq. ft. of commercial space. Property located on Ballard Road on 3.87 acres. Tax Map No. 114-2-73; zoned; PUDD.

James Easton with MJ Engineering is here representing Ridgeview Townhomes a mixed-use development consisting of 30 multi-family units and 7,029 ± square feet of commercial space on Ballard Road zoned PUDD. This proposed development is on 3.87 acres in Zone 1 of the Ridgeview Commons PUDD.

- They are allowed 11 units per acre, they have 3.5 ± acres of property minus 20% x 11=30.14 units
- There will be a small amount of retail on the first floor and apartments above it.
- The garage spaces will be on all sides except the front.
- They are using the existing access way on Ballard Road
- Show parking at a ratio of 2.5 spaces for the apartments
- The Decorative street lights will be on the building.
- Mr. Easton explains access ways around the building.
- They do not know what the retail space will be.

Mr. Riper said there were several items that needed to be addressed from his review letter.

- The density calculations need to be shown
- There is a determination from the Zoning Officer dated November 16, 2018
- Storage units are not an allowed use.
- For calculation of the density, the wetland areas need to be determined and verified.
- Army Corps needs to verify the wetlands.
- As of August 2018, wetland definitions have changed.
- It is still unknown exactly what the density is allowed per number of units.
- Tonight, the Board should just look at the general layout and concept that is being proposed an offer direction.
- The PUDD is based on the Hamlet Zone requirements.
- The Board must determine if mixed use with residential is creating a dominate land use.
- Originally these parcels were designated to be commercial lots within the PUDD language, however a mixed-use building is an allowed use within this zone.
- Zone 1 of the PUDD was supposed to be commercial buildings.
- Extension of the sidewalks to the eastern property line, school boundary line.
- Will there be any amenities in the open space areas?
- The storage building will need to be removed from the plans.
- The parking spaces in front of the garage cannot be counted towards the parking requirement.

Chairman Dobis asked if they were seeking conceptual? Mr. Riper said no they were not, they were looking for feedback.

- The square footage of the building needs to be defined to determine the 10% of the building area.
- An additional curb cut on the eastern section that will require Saratoga County approval.
- Conflicting language in the PUDD where this was supposed to designated as commercial, however a mixed-use building is an allowed use.

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- The Board would like to have the PUDD language.
- The internal circulation of the building and site is confusing.
- Discussion of how deliveries will be received.
- Move Handicap Parking stalls closer to the building.

IV. ADJOURNMENT:

Chairman Dobis asks for a motion to adjourn. On a motion introduced by Ron Slone, the Board adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the meeting of the Planning Board be adjourned at 11:35p.m. The motion is seconded by William Rice, and duly put to vote, all in favor on this day November 20, 2018.

Date Approved: November 20, 2018

Amy DiLeone
Executive Secretary