



Planning Office Staff Review for Planning Board Meeting of June 2, 2026

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| Site Address: 78 Leighton Road Applicant/Agent: Keith Gray Property owner(s): 78 Leighton Road LLC | Map/Lot #: U44-014 Zoning District(s): VMU, CO |
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Project overview

This application is for a site plan amendment for a dental office at 78 Leighton Road. The project originally received approval from the Planning Board in 2024 for the expansion of the building and site infrastructure. The applicant is now requesting a site plan amendment for a few architectural and site infrastructure improvements. These improvements include:

- Roofline and dormer changes to the previously approved addition.
- Addition of two exterior stairs to the rear of the building, including path and deck for ADA access.
- Changes to the front entrance and lobby/reception area.
- Addition of a dumpster and enclosure at the rear of the large parking lot.
- Additional parking spaces to the employee parking area in the rear of the building.

Ordinance criteria

- Section 19-14 Village Mixed Use District (VMU)
- Section 19-15 Route 100 Corridor Overlay District (CO)
- Div. II-19-1-9 Site Plan Review
- Exit 10 Design Guidelines

Section 19-142 Driveway Dimensions:

The applicant received approval for a small parking area for employees behind the existing garage at the previous Planning Board meeting. The driveway leading to the rear proposed parking area did not meet the ordinance required minimum for two-way operation of 25'. The applicant received a waiver from the Board at the 2024 Approval PB Meeting (4-1 Board member vote) which allowed the development of a driveway with a reduced width of 16-feet. The applicant is now proposing adding an additional 3 spaces to this back parking area for a total of six (6). This will require a waiver from the Planning Board to expand the previous waiver to allow more parking spaces than the previously approved three spaces. No waiver has been requested in the application.

Staff note in addition to the proposed additional parking spaces in this area, a new egress staircase has been added in the parking area which terminates at the blind corner of the waiver reduced parking entrance driveway. The Planning Board should consider this new site feature with the current parking proposal if a waiver is considered for the additional spaces.

Conditions of Approval:

1. The project is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. All Conditions of Approval from the September 2024 approval are still applicable to this approval.
3. Plans should be updated to add the additional Conditions of Approval and any addition waivers granted by the Planning Board prior to issuance of a Certificate of Occupancy.
4. This approval does not include approval of any signage. Further Town permitting will be required for approval of signage.