

# CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

October 7, 2024

Town of Montville - Planning and Zoning Commission  
C/O Meredith Badalucca, Assistant Planner  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

RE: Site Improvement Plan  
Camp Oakdale – Public Works Equipment Storage Garage  
176 Meeting House Lane  
CLA-6314S  
Site Plan Narrative

To the Commission:

CLA Engineers, Inc. has prepared the attached site improvement plans for a proposed equipment storage garage on behalf of the Town Public Works Department. The garage is proposed to be located at Camp Oakdale, 176 Meeting house Lane as shown on the site plans. The location is next to an existing building used for small storage and well & irrigation equipment; this building is to remain in place.

The Camp Oakdale property is approximately 79.81-acres located in the Open Space (OS) zone. The existing park & playground is an allowed use in accordance with Section 5.A.2.3 of the Zoning Regulations. The proposed garage building will be an accessory building for the allowed use, intended to be used to store trucks, mowers, and other maintenance equipment for use by Public Works for the Park and facilities. The accessory building is an allowed use in accordance with 5.A.2.5 of the Zoning Regulations. The proposed storage garage is proposed to be a maximum of 4,725-square feet. The building size and location meet the bulk requirements of the OS Zone.

There are no inland wetlands in the vicinity of the development; the nearest inland wetlands are located approximately 375-feet to the northeast of the development. There is no flood plain on the property. The property is not located within a Public Water Supply Watershed or Aquifer Protection Area.

The storage garage does not generate any parking demand, as it will be used by current Town employees who access the property and utilize the existing garage facilities. The storage garage will not have restroom facilities and will not be served by water or sewer service. Underground electrical and telecommunications services will be provided from an adjacent underground service and from the existing building as shown on the site plans.

The proposed storage garage will be a metal building with four garage bays and two personnel doors. Access to the new building will be from an existing gated paved driveway apron and gravel drive. The gravel driveway will be expanded along the frontage of the new building to allow for turning movements for the various equipment, trucks, and trailers to be stored in the building. A modular concrete block retaining wall is proposed along the rear of the building to maximize level areas around the building, and to not impact the adjacent playing field. The modular concrete block wall will have a faux stone face and will be a maximum of 42" high.

The total site disturbance for the proposed development is approximately 0.41 acres.

The park will remain in operation during construction. A temporary construction fence has been proposed to prohibit access to the construction site from the public. An erosion and sedimentation control narrative and construction details are included on the site improvement plans. The proposed erosion and sedimentation control measures comply with the 2024 CTDEEP Connecticut Guidelines for Soil Erosion & Sediment Control (E&S Manual), and Section 15.1 of the Zoning Regulations.

#### Site Plan Content – Section 17.4

Information has been provided on the Plans, Stormwater Management Report, and this narrative in accordance with the Site Plan Review Checklist and Section 17.4 of the Zoning Regulations with the exception of the following:

- 17.4.3        The entire property has not been surveyed and the property boundary markers were not located. The proposed building is centrally located on the previously developed 79.81-acre Town owned Camp Oakdale property and is more than 430-feet away from the nearest property line.
- 17.4.6        No easements or rights-of-way are known to exist in the vicinity of the proposed development area.
- 17.4.7        Rock outcrops in the vicinity of the development area have been shown. The other features noted are not present in the vicinity of the project.
- 17.4.8        The existing structures in the vicinity of the work area have been located. The existing structures beyond the work area and offsite have not been located and are not impacted by the development.
- 17.4.13       No signs are proposed
- 17.4.14       No outdoor lighting is proposed
- 17.4.17       No sewage service or facilities are proposed

- 17.4.20 There are no sensitive environmental features in the vicinity of the work area. The site is located between two athletic fields and adjacent to the existing storage shed. A portion of the site is previously disturbed with a gravel access drive.
- 17.4.22 No water service is proposed
- 17.4.23 No restroom or sanitary waste disposal is proposed
- 17.4.25 The site is not located within a Public Drinking Water Supply Watershed

On behalf of the Applicant, we request that the Commission determine that these items are not applicable, not necessary, and not required to reach a decision on the application.

Compliance with Section 17.6 Site Plan Reviewing and Bonding

The application meets the requirements of Section 17.6 of the Zoning Regulations in the following way:

- 17.6.1 The proposed building is located on an existing paved driveway apron within the Camp Oakdale Facility. The existing drives, roads, and the access to the new building allow for adequate access for emergency vehicles.
- 17.6.2 The streets and drives are adequate for the proposed use. Maintenance vehicle currently use the existing streets and drives and will continue to do so.
- 17.6.3 Traffic access is from an existing driveway apron within the park that has adequate width, alignment, and visibility for the use.
- 17.6.4 As noted, the storage garage will not generate new parking demand. Loading is provided within the garage bays for the Public Works equipment and vehicles.
- 17.6.5 The existing trees have been preserved to the maximum extent possible. The new building is located within the Camp Oakdale facility; all trees and brush along Meeting House Lane will remain in place to provide screening from the road. There is an existing wooded buffer around the perimeter of the site that will screen the new building from adjacent properties.
- 17.6.6 No exterior lighting is proposed.
- 17.6.7 There are no sensitive environmental land features in the development area.

- 17.6.8 The proposed garage will provide storage of equipment and vehicle used in support and maintenance of the Camp Oakdale facility and other Town Facilities allowing for future trails and improvements in accordance with the POCD.
- 17.6.9 No other State or Agency reviews are required.
- 17.6.10 This will be Town funded and managed project. The project will be publicly bid and the selected Contractor is required to provide Performance and Payment Bonds in accordance with Town requirements. In our opinion additional bonding would not be necessary.

Feel free to call me at our office or email me at [khaubert@claengineers.com](mailto:khaubert@claengineers.com) with any questions or if you require additional information.

Very truly yours,  
**CLA Engineers, Inc.**



Kyle Haubert, P.E.