

TOWN OF MONTVILLE
Land Use & Development Department
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

MEMORANDUM FOR THE RECORD

October 22, 2024 PZC Meeting
Prepared by Meredith Badalucca on 10/11/24

Property Address: 176 Meeting House Lane (046-069-000) Camp Oakdale
Application: C.G.S § 8-24 Referral for Construction of Public Works Storage Building

The Public Works Director is requesting the Planning & Zoning Commission forward a Favorable Report to the Town Council in accordance with C.G.S. §8-24 (Municipal Improvements) for the construction of an equipment storage building to be used by Public Works. The Public Works department maintains the Camp Oakdale facility and grounds. The proposed 4,725 sf metal storage building will be used for the storage of mowers, trucks, and equipment. The proposed location is between field one and field two and is shown on the plan titled "Plan Prepared for: Town of Montville, Connecticut, Camp Oakdale Public Works Equipment Storage Garage, 176 Meeting House Lane, Site Plan, Prepared by CLA Engineers, Inc., Dated 9/30/2024, Revised 10/7/2024."

John Carlson, Director of Public Works, states in a letter dated October 10, 2024 the importance of the new storage building. He indicates that there are currently four employees that regularly work at the facility and there has been additional equipment added over the years to suit the demands of maintaining the grounds. Therefore, the current storage building does not support the space needed to store all equipment inside. Currently, equipment is being stored outside which leaves the equipment susceptible to the elements, mice and vandalism. He further states that being able to store equipment undercover is important for the ease of operation and regular maintenance.

ZEO Radford and I completed a site walk on October 8, 2024. We were able to meet with two of the four employees who currently maintain the Camp Oakdale Facility. They informed us that the other two employees were using several pieces of equipment and being the end of the "season", a lot of materials required to maintain the grounds have been used and therefore not requiring space. They showed us the storage they currently have and we were able to see how tightly equipment is stored next to other equipment. This sometimes requires the employees to climb over equipment once parked or to removed equipment to access the desired piece of equipment. Our site inspection report is attached for review.

The following Motion is suggested for any favorable recommendation:

I make a Motion to forward a Favorable Report in accordance with C.G.S. § 8-24 to the Town Council for the construction of an equipment storage building to be

utilized by Public Works for the maintenance of the Camp Oakdale Facility at 176 Meetinghouse Lane, Oakdale, CT as described above and in the letter dated October 10, 2024 prepared by the Public Works Director, John Carlson, and as shown on the plan titled “Plan Prepared for: Town of Montville, Connecticut, Camp Oakdale Public Works Equipment Storage Garage, 176 Meeting House Lane, Site Plan, Prepared by CLA Engineers, Inc., Dated 9/30/2024, Revised 10/7/2024.”. This project will benefit the Town of Montville by continuing to be able to properly maintain our recreational area and trails at this facility.

Should the Commission vote to forward an unfavorable report to the Town Council, it shall state the reasons for same.

Town of Montville
Department of Public Works
225 Maple Ave
Uncasville, CT 06382
Ph. (860)848-7473 Fax (860)848-7393

October 10, 2024

RE: new storage building for Camp Oakdale
Attention: Meredith @ Planning & Zoning Department

I am writing this letter to inform you the importance of needing the new storage building @ Camp Oakdale. We have four (4) employees that work regularly for the Camp Oakdale facilities and we have added additional equipment over the years to better suit the demands of the grounds. The current storage building does not support all of the equipment and vehicles on site and we have to keep equipment outside. These items being outdoors are susceptible to mice and the elements of New England weather. For the ease of use and for regular maintenance of the vehicles and equipment being kept undercover is important. In addition, the potential for vandalism is greater with equipment being left outside, as we have had an episode caught on camera in the past.

John Carlson
Public Works Director



Town of Montville Inspection Report

Date: 10/8/2024 Inspection Type: Choose an item.

MS4/ Erosion and Sediment Control Inspection

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location: 176 Meetinghouse Lane Map/Lot/Block: 046-069-000

Parties Present

Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Stacy Radford
					Meredith Badalucca
					Click here to enter text.
					Click here to enter text.

	Yes	No
CZC Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/Observations

Did an inspection of the grounds for the proposed construction of a Public Work Equipment Storage Garage as part of the 8-24 review and pending site plan application. We spoke with 2 of the 4 employees that regularly maintain the facility. They showed us the storage they currently are using and did inform us that there was equipment currently in use by the other 2 employees that requires storage as well.

Town of Montville Inspection Report

Proposed location of new
storage building



Town of Montville Inspection Report



Town of Montville Inspection Report



Town of Montville Inspection Report



One of the current storage facilities with some of the equipment that requires storage.

Town of Montville Inspection Report



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Town of Montville Inspection Report

Outdoor storage area that is currently being utilized for equipment unable to be stored inside. This area is adjacent to the football field and playground.





Town of Montville Inspection Report



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