

CLA Engineers, Inc.

Civil • Structural • Survey

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November 25, 2024

Meredith Badalucca, Assistant Planner
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: mbadalucca@montville-ct.org

RE: Site Plan Application 24SITE12 Review
25 Church Lane Change of Use
CLA-7873F

Dear Meredith:

CLA Engineers, Inc. (CLA) has received the application materials for the above referenced project located on the Town Form Repository: <https://www.townofmontville.org/form-repository/24-site-12-25-church-ln-change-of-use/>

CLA has reviewed the site and performed a review of the application documents. We offer the following comments on the site plan:

1. The Applicant should address the use of the shared parking between the #25 and #27 Church Lane properties including anticipated number of spaces needed, hours of operation for each use, and how the demand for the parking would not conflict with each other.
2. The Applicant should address the ownership of the 13 parking spaces to be shared in front of the #27 Church Lane property. It appears that the 6 western spaces are within the Town right-of-way, and the 7 eastern spaces may be on a neighboring property. These spaces may not be "under control" of the Owner of the subject property in accordance with 18.5 of the Zoning Regulations.
3. The Applicant should address the width of the entrance drive. The existing width varies between 12' and 14', which does not meet the minimum 24' width required in 18.8.1 of the Zoning Regulations for two-way traffic.
4. Dimensions for the proposed parking spaces should be provided.
5. ADA parking should be called out to meet the State of Connecticut Building Code. Is grading necessary to meet the maximum slopes? Where will the ADA signing be placed? Building mounted?
6. A sidewalk or pedestrian path should be provided from the off-site parking spaces to the building.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email khaubert@claengineers.com with any questions.

Very truly yours,
CLA Engineers, Inc.

A handwritten signature in blue ink, appearing to read "K Haubert", with a stylized flourish at the end.

Kyle Haubert, P.E.