

From: [Kyle Haubert](#)
To: [Sherry Pollard](#); [Douglas Colter](#); [Doug Colter](#); [John Meigel](#); [Alyssa Brochu](#); [Derek Albertson](#); [Ronald K. McDaniel](#)
Cc: [Meredith Badalucca](#); [Stacy Radford](#)
Subject: RE: 25 SITE 7 - 1080 Route 32 - SITE PLAN MODIFICATION
Date: Tuesday, September 16, 2025 3:23:03 PM
Attachments: [CLA-7873A - 25SITE7 - 1080 Route 32 - CLA Review Letter 2025-09-16.pdf](#)

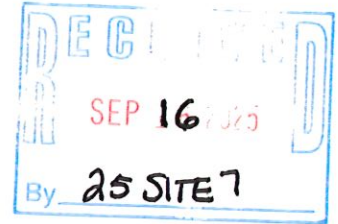
CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sherry,

Attached is my comment letter for 25 SITE 7, 1080 Route 32.

Thanks,

Kyle Haubert, P.E.
CLA Engineers, Inc.
317 Main Street
Norwich, CT 06360
P: (860) 886-1966
F: (860) 886-9165
khaubert@claengineers.com
www.claengineers.com



From: Sherry Pollard <spollard@montville-ct.org>
Sent: Wednesday, September 10, 2025 9:57 AM
To: Kyle Haubert <khaubert@claengineers.com>; Douglas Colter <dcolter@secogct.gov>; Doug Colter <dcolter@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Alyssa Brochu <abrochu@uncashd.org>; Derek Albertson <dalbertson@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>
Cc: Meredith Badalucca <mbadalucca@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: 25 SITE 7 - 1080 Route 32 - SITE PLAN MODIFICATION

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Good Morning,

Please see the link below for all application materials.

www.townofmontville.org/form-repository/25-site-7-1080-route-32-site-plan-modification/

This application will be on the September 23, 2025 PZC agenda. Please provide comments to Meredith & and myself in a time frame to allow the applicant to address all comments and allow for a second review by all departments.

Thank You

Sherry Pollard

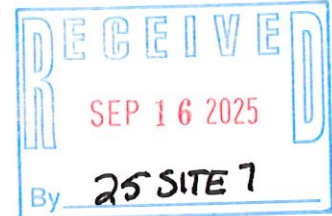
CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

September 16, 2025

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 27 Site 7 Review
1758 Route 32 – Auction Facility
CLA-7873A

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/25-site-7-1080-route-32-site-plan-modification/>

CLA performed a review of the application documents and offer the following comments:

1. Anticipated number of patrons/vehicles for auctions should be documented.
2. Plans should show the number of parking spaces available on the gravel surface and how they interact with traffic patterns through the site.
3. How will traffic and parking be managed onsite during live auction days? Will heavy equipment be passing through the patron parking area?
4. The main entrance to the building should be shown.
5. Is there adequate sidewalk width along the building frontage for the ADA accessible route and for pedestrians to walk past the gas meter/ADA parking sign?
6. Will the perimeter wood chip berms remain in place permanently?
7. On Sheet 3 there are 2 call-outs for “future fence” toward the east side of the property. It is not clear what they are pointing to, please clarify.

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.

Kyle Haubert, P.E.