

Julie Boyle

From: Kyle Haubert <khaubert@claengineers.com>
Sent: Wednesday, February 11, 2026 2:11 PM
To: Julie Boyle; John Carlson; Ronald K. McDaniel; Derek Albertson; Kristy Kupec; Carlos Peixoto; John Meigel; Doug Colter; dcolter@secogct.gov; Chief Wilfred Blanchette; LT David Radford; dvumback@montvilleschools.org; wklinfellter@montvilleschools.org
Cc: Dennis Goderre; Meredith Badalucca; Stacy Radford
Subject: RE: 8-24 Review for Discontinuance of PTA Lane

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Hi Julie,
I have reviewed this with John Carlson. We have no additional comments.

Thanks,

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From: Julie Boyle <jboyle@montville-ct.org>
Sent: Tuesday, February 10, 2026 11:39 AM
To: John Carlson <JCarlson@montville-ct.org>; Kyle Haubert <khaubert@claengineers.com>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Derek Albertson <dalbertson@montville-ct.org>; Kristy Kupec <kkupec@montville-ct.org>; Carlos Peixoto <cpeixoto@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Doug Colter <dcolter@montville-ct.org>; dcolter@secogct.gov; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; LT David Radford <Dradford@montvillepolice.org>; dvumback@montvilleschools.org; wklinfellter@montvilleschools.org
Cc: Dennis Goderre <dgoderre@montville-ct.org>; Meredith Badalucca <mbadalucca@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: 8-24 Review for Discontinuance of PTA Lane

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Good morning,

Below please find the link for the 8-24 Review documents. They Land Use Directors comments are listed below. Please review all documents and provide any comments you may have prior to February 23, 2026.

<https://www.townofmontville.org/form-repository/8-24-review-for-abandonment-of-pta-lane/>

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Julie Boyle
Admin Assistant

A request has been received to abandon PTA Lane to support a development along Route 32 and as described in the attached documents. Over the last few months, this request had been informally discussed with the land owner and amongst staff. A traffic review was initiated by the Town and reviewed with the school district and staff. Based upon this review, Land Use and Development staff has outlined the following matters for consideration by the Planning and Zoning Commission and for use as a basis for decisions regarding this referral. Please provide your feedback on these comments and others you may have associated with this 8-24 referral request. Comments are as follows:

1. **Timing of Discontinuance and Offsite Improvements**

- a. **On-site School Improvements:** All on-site school improvements shall be made in advance of PTA Lane closure to ensure school operations. This includes drive circulation for bus and parent drop off/pickup and parking reconfiguration. Should the playscape be impacted by said on-site school improvements, the new playscape shall be constructed and open for use, preferably in a sequence which does not impact student access to play.
- b. **School Access:** The closure of access to the Mohegan School from PTA Lane shall not take place until after all necessary roadway improvements are completed to ensure appropriate, functional and adequate level of service can be achieved at Golden Road/RT 32 and all other impacted intersections or roads. Said improvements may include the permanent or temporary installation of measures to ensure operations and safety as approved by the OSTA/CT DOT and local traffic authority.
- c. **Town Clerk Filing:** Filing of the PTA Lane discontinuance documents with the Town Clerk shall not occur until after the Certificate of Zoning Compliance and Certificate of Occupancy has been issued.

4. **Permanent School Operations & Safety @Mohegan School**

- a. **Emergency Access:** Maintain a dedicated emergency access point to the school parcel, generally in the vicinity of the existing PTA Lane connection with school property.
- b. **Perimeter Security & Screening:** Install a permanent fence and a bermed, year-round, opaque landscape buffer along the shared property line.
- c. **Playscape Relocation and Replacement:** Remove the existing playscape and provide a new, code-compliant, ADA-accessible playscape at the rear of the school.
- d. **Circulation:** Reconfigure school site circulation to accommodate peak-hour bus and parent queues while maintaining the existing parking count.

5. **Traffic & Public Infrastructure**

- a. **Traffic Study.** At time of site plan application, conduct a traffic study, as will be required for OSTA permits and pursuant to the Zoning Regulations. The study shall include evaluation of the impacts to

Occum Lane, Edward, Park, Linda and extending to Massapeag Side Road. Include background turning movements counts.

- b. **Golden Road Improvements:** Include a provision (i.e. right of improvement, easement) along the Golden Road frontage of the new consolidated parcels to accommodate possible future widening (e.g., a three-lane section) for future development.
- c. **Sidewalk.** Extend a sidewalk from Route 32 to the school entrance along Golden Road as is required by Zoning.
- d. **Utility Easements(s):** Development shall incorporate easements appropriate in size and configuration to accommodate future utility extensions, should they be needed, from Route 32 to the School property and in the vicinity of PTA Lane. The alternative routing should incorporate space for water, sewer, electric, communication and gas. This will ensure support of future growth in the are as identified in the POCD.

5. Route 32 Enhancements

- a. Install sidewalks on both sides of Route 32.
- b. Incorporate a pedestrian phase (signalization) for safe crossing, as permitted by OSTA. Coordinate cross walk locations with recommendations for raised medians and other safety recommendations as outlined in the Council of Government’s Safety Action Plan.
- c. **Golden/RT 32 Intersection:** Ensure appropriate turning/thru lanes accommodate staging. Ensure signal timing is appropriate for school hours. Design lane lengths to provide sufficient queue storage to prevent the obstruction of the McDonald’s entrance on Golden Road; designated left, thru and right lanes (three total) may be required.
- d. **Regional Safety Action Plan (SAP).** Incorporate applicable traffic mitigation measures recommended in the SAP.

5. Regulatory Compliance

- a. **Route 32 Access Management.** To the extent practical, allow access to abutting properties for secondary means of access to ensure neighboring parcels can achieve their fullest development potential and eliminate the need for curb cuts along Route 32.
- b. **Lot Consolidation.** All lots associated with the development shall be consolidated to one parcel.
- c. **Zoning:** Developer shall petition for a zone change to a common underlying zoning district for all subject parcels.
- d. **Design Standards:** Adhere to the Town’s updated draft zoning regulations regarding landscaping, lighting, utility appurtenances, and parking.

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