



Florek Surveying, LLC
239 Shore Road
Waterford, CT 06385
(860) 271-6006

March 19, 2026

Meredith Badalucca, CZEO
Assistant Planner
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382

Re: 888 Route 32 – Parking Lot Site Plan Narrative

Dear Ms. Badalucca,

Please accept this correspondence as a narrative in support of the proposed site plan application for the property located at 888 Route 32 in Montville, Connecticut.

The subject parcel is proposed to be utilized as an accessory parking area to support the existing commercial auto sales business located on the adjoining property under common ownership. The parking area is intended to accommodate vehicle inventory associated with the business.

The proposed layout provides a total of twenty-six (26) parking spaces. The site has been designed to provide safe and efficient vehicular circulation, including clearly defined ingress and egress, as well as organized parking areas to support the operational needs of the business.

No new buildings or structures are proposed as part of this application. Site improvements are limited to the establishment of the parking area and associated circulation. Lighting is proposed via wall-mounted fixtures on the existing building, which will be fully shielded and directed downward to prevent glare and light trespass onto adjacent properties and roadways.

The subject parcel and adjoining commercial parcel are under common ownership; therefore, no cross-access easement is required at this time. In the event of separate conveyance in the future, appropriate access provisions can be established as necessary.

The proposed use is consistent with the existing commercial use of the adjoining property and is intended to improve site organization and functionality without increasing the overall intensity of development.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Brian J. Florek L.S. C.F.S.".

Brian Florek, L.S., C.F.S.
Managing Member
Florek Surveying, LLC
(860) 271-6006