

From: [Meredith Badalucca](#)
To: [Meredith Badalucca](#)
Subject: FW: 26 SITE 1 -245 Route 32
Date: Tuesday, March 24, 2026 1:31:42 PM
Attachments: [image001.png](#)

From: Douglas Colter <dcolter@secogct.gov>
Sent: Tuesday, March 24, 2026 10:31 AM
To: Dennis Goderre <dgoderre@montville-ct.org>; John Meigel <jmeigel@montville-ct.org>
Subject: Re: 26 SITE 1 -245 Route 32

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I will have to dig my comments out of my Montville PC the next time I am there, but from memory:

1. Existing snow storage for phase I is inadequate and is interfering with parking and emergency vehicle access.
2. The next phase of construction will require a percentage of the units to be Accessible.
3. The Accessible parking spaces must be located as close as practicable to the Accessible dwelling units.
4. There is no infrastructure for site lighting at present, as they deleted it from the first phase of the project.
5. There are significant warranty claims being made by the phase I unit owners, and they allege they are not being addressed.

Doug



Regional Building Official Service
Serving the Towns of Bozrah, Franklin, Montville, and Preston

Doug Colter, C.F.M.
Licensed Building Official

dcolter@secogct.gov
(860) 941-3938 Direct

Southeastern Connecticut Council of Governments
5 Connecticut Avenue, Norwich, CT 06360

From: Meredith Badalucca <mbadalucca@montville-ct.org>

Sent: Friday, March 20, 2026 9:28 AM

To: Kyle Haubert <khaubert@claengineers.com>; Douglas Colter <dcolter@secogct.gov>; Doug Colter <dcolter@montville-ct.org>; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; John Meigel <JMeigel@montville-ct.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; LT David Radford <Dradford@montvillepolice.org>; Derek Albertson <dalbertson@montville-ct.org>

Cc: Stacy Radford <sradford@montville-ct.org>; Dennis Goderre <dgoderre@montville-ct.org>

Subject: FW: 26 SITE 1 -245 Route 32

Good morning,

The applicant has provided new documents to address comments received from the Town Engineer, WPCA and myself. The PD did not have any comments that needed to be addressed. We have not received any comments from Building nor Fire Marshal offices.

I have attached the PDF's, as well as the link to all of the application documents below.

<https://www.townofmontville.org/form-repository/26-site-1-245-route-32/#>

Please provide your comments to my attention. Thank you.

Regards,

Meredith Badalucca, CZE0

Assistant Planner

Town of Montville

310 Norwich New London Turnpike

Uncasville, CT 06382

860-848-6779

Help us Revive & Renew Routes 163 & 32; [See what's happening!](#)

From: Julie Boyle <jboyle@montville-ct.org>

Sent: Wednesday, February 11, 2026 1:26 PM

To: Doug Colter <dcolter@montville-ct.org>; dcolter@secogct.gov; Ronald K. McDaniel <rmcdaniel@montville-ct.org>; Chief Wilfred Blanchette <wblanchette@montvillepolice.org>; LT David Radford <Dradford@montvillepolice.org>; John Meigel <JMeigel@montville-ct.org>; Kyle Haubert <khaubert@claengineers.com>

Cc: Meredith Badalucca <mbadalucca@montville-ct.org>

Subject: 26 SITE 1 -245 Route 32

Good Afternoon,

Below please find a link to the application materials for a 22 Unit Condominium Development. This item will be on the agenda for February 24, 2026.

<https://www.townofmontville.org/form-repository/26-site-1-245-route-32/>

Help us Revive & Renew Routes 163 & 32; [See what's happening!](#)

Julie Boyle
Admin Assistant
Land Use and Development
Town of Montville
310 Norwich-New London Tpke.
Uncasville, CT 06382