

**From:** [Brian Florek](#)  
**To:** [Meredith Badalucca](#); [joep36@aol.com](mailto:joep36@aol.com)  
**Subject:** RE: 26 SITE 2 - 888 Route 32  
**Date:** Friday, April 3, 2026 5:06:40 PM  
**Attachments:** [25-20\\_086\\_888-Rte32\\_Pennell-20scale\\_revised.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 Meredith

Attached is the revised plan for 888 Route 32. The following updates have been made:

1. Revised layout now shows 24 parking spaces located behind the existing fence.
2. The ingress width at the milled surface measures 13.76', which is labeled as  $\pm 14'$ . The paved area between 888 and 904 Route 32 provides additional usable width.
3. Proposed installation of two bollards at the mouth of the ramp connecting 888 and 904 Route 32.
4. No access easement was identified on the land records between the subject property and 824 Route 32; however, a drainage easement exists in favor of the subject property over 824 Route 32.
5. The proposed use is for vehicle storage only. No nighttime use is planned (noted on the plan).
6. Existing lighting remains unchanged; no new lighting is proposed.
7. Added two additional visual screening trees behind the on-site Type "CL" catch basin.
8. Removed arrow from 904 Route 32 into 888 Route.
9. Existing and proposed conditions are now clearly differentiated on the revised plan.
10. As no changes are proposed to the existing parking lot, a waiver from Coastal Area Management (CAM) requirements is requested.

Please let me know if you would like to review any of these items further or if additional revisions are needed to move the application forward.

Best Regards,

**Brian D. Florek, LS CFS**

Managing Member

Florek Surveying, LLC

239 Shore Road

Waterford, CT 06385

(860) 271 6006

---

*"The Land Surveyor profession deals with one of the oldest and most fundamental pillars of society. Fires, floods, earthquakes, and weather can destroy the greatest works of man, but the land continues below in perpetuity."*

---

**From:** Meredith Badalucca <mbadalucca@montville-ct.org>  
**Sent:** Friday, March 27, 2026 9:03 AM  
**To:** Brian Florek <bflorek@FlorekSurveyingLLC.com>; joep36@aol.com  
**Subject:** 26 SITE 2 - 888 Route 32

Good morning,

I have started my review of the documents provided as part of application number 26 SITE 2 for 888 Route 32. My initial review of the plan indicates several deficiencies as it is difficult to determine what is existing, proposed and potentially going to be removed. Please update to show existing conditions clearly indicated from the proposed changes.

Please review the zoning regulations to be sure the proposed improvements meet all of the requirements. From the quick review, it appears that the drive aisle, access from one property to the other and ingress and egress do not meet our requirements. There appears to be 23 parking spaces vs 26 indicated in the table, fence located in parking space, parking that does not align with other parking. It appears there is proposed parking in the area of a possible ramp from the Uncasville Diner parcel. This ramp is indicated in the drainage report however, not shown/labeled on the plan provided. Does 882 Route 32 have access rights to 888 Route 32, if so please indicate on plan. Please re-evaluate the ingress to 888 Route 32 with the access to 904 Route 32 as this could impede traffic entering from Route 32. Additionally, please provide a photometric plan for any lighting that is proposed.

A portion of this property appears to be in the Coastal Area Boundary. Please show this on the revised plan and if necessary apply for a Coastal Site Plan Review.

I continue my review once the revised plans are received. Please feel free to call me with any questions. Thank you.

Regards,

***Meredith Badalucca, CZEO***

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!](#)***