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April 2, 2026

Town of Montville - Planning and Zoning Commission
C/O Meredith Badalucca, Assistant Planner
310 Norwich-New London Turnpike
Uncasville, CT 06382

RE: Site Improvement Plan
Camp Oakdale – Pickleball Court Parking Lot Improvements
176 Meeting House Lane (20 Simpson Lane)
CLA-7928M
Site Plan Narrative

To the Commission:

On behalf of the Town of Montville, CLA Engineers, Inc. has prepared the attached site improvement plans for reconstruction of an existing bituminous concrete parking lot located at the Camp Oakdale facility, 176 Meeting house Lane. The parking lot is located near the pickleball and tennis courts and does have a separate address of 20 Simpson Lane. A location map is included on the site plans.

The Camp Oakdale property is approximately 79.81-acres located in the Open Space (OS) zone. The existing park & playground is an allowed used in accordance with Section 5.A.2.3 of the Zoning Regulations. The proposed project is the reconstruction of an existing parking lot that is used by the public for activities at the facility. The parking area will remain within the same footprint with the exception of approximately 3-feet of widening at the exit drive to allow better maneuvering for larger vehicles. 49 parking spaces currently exist and 49 spaces are proposed, 2 of which will be ADA accessible. Additional stormwater infrastructure is proposed that will connect into the existing stormwater management system.

There are no inland wetlands in the vicinity of the development; the nearest inland wetlands are located approximately 250-feet to the east of the development. There is no flood plain on the property. The property is not located within a Public Water Supply Watershed or Aquifer Protection Area.

The parking lot reconstruction will not generate any additional traffic or parking demand, as it will maintain the current parking count, and there are no proposed structures or new uses for this area. The existing site lighting will remain as-is.

The total site disturbance for the proposed development is approximately 0.47 acres.

The overall park will remain in operation during construction. This parking lot will be temporarily closed to allow for the removal of the existing bituminous surface, installation of the new stormwater infrastructure, and repaving the lot.

An erosion and sedimentation control narrative and construction details are included on the site improvement plans. The proposed erosion and sedimentation control measures comply with the 2024 CTDEEP Connecticut Guidelines for Soil Erosion & Sediment Control (E&S Manual), and Section 15.1 of the Zoning Regulations.

Site Plan Content – Section 17.4

Information has been provided on the Plans, Stormwater Management Report, and this narrative in accordance with the Site Plan Review Checklist and Section 17.4 of the Zoning Regulations with the exception of the following:

- 17.4.3 The entire property has not been surveyed and the property boundary markers were not located. The proposed project is the reconstruction of an existing parking lot, generally within the existing footprint.
- 17.4.6 No easements or rights-of-way are known to exist in the vicinity of the proposed development area.
- 17.4.7 Rock outcrops in the vicinity of the development area have been shown. The other features noted are not present in the vicinity of the project.
- 17.4.8 The existing structures in the vicinity of the work area have been located. The existing structures beyond the work area and offsite have not been located and are not impacted by the development.
- 17.4.13 No new signs are proposed
- 17.4.14 No new outdoor lighting is proposed
- 17.4.17 No new sewage service or facilities are proposed
- 17.4.20 There are no sensitive environmental features in the vicinity of the work area. The site has been previously disturbed for the construction of the existing parking lot.
- 17.4.22 No new water service is proposed
- 17.4.23 No new restroom or sanitary waste disposal is proposed
- 17.4.25 The site is not located within a Public Drinking Water Supply Watershed

On behalf of the Applicant, we request that the Commission determine that these items are not applicable, not necessary, and not required to reach a decision on the application.

Compliance with Section 17.6 Site Plan Reviewing and Bonding

The application meets the requirements of Section 17.6 of the Zoning Regulations in the following way:

- 17.6.1 No new structures are proposed. Emergency vehicle will continue to have access to the parking lot. The modifications to the exit drive will allow easier maneuvering for emergency vehicles leaving the lot.
- 17.6.2 The streets and drives are adequate for the current and proposed use.
- 17.6.3 Traffic access is directly from Simpson Lane and has adequate width, alignment, and visibility for the use.
- 17.6.4 The existing and proposed parking count will remain unchanged and is adequate for the area of the park.
- 17.6.5 The existing trees will be protected during construction.
- 17.6.6 No new exterior lighting is proposed.
- 17.6.7 There are no sensitive environmental land features in the development area.
- 17.6.8 The proposed parking lot reconstruction will continue to provide safe and ADA compliant access to this portion of the Camp Oakdale facility and will allow for future Camp Oakdale improvements in accordance with the POCD.
- 17.6.9 Due to the State funding for the project, the plans were sent to SHPO for their review. The site has been previously disturbed, and is in use as a parking lot. No known historical features are present in the work area.
- 17.6.10 This will be a grant funded and Town managed project. The project will be publicly bid and the selected Contractor is required to provide Performance and Payment Bonds in accordance with Town requirements. In our opinion additional bonding would not be necessary.

Feel free to call me at our office or email me at khaubert@claengineers.com with any questions or if you require additional information.

Very truly yours,
CLA Engineers, Inc.



Kyle Haubert, P.E.