

# CLA Engineers, Inc.

Civil • Structural • Survey

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April 23, 2026

Town of Montville  
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  
Summary of Revisions

Meredith:

CLA has prepared the attached revised Site Improvement Plans for the Camp Oakdale, Pickleball Court Parking Lot Improvements. Revisions have been made in response to Staff comments and are generally as follows:

## Building Official

1. *The accessible parking spaces appear correct, but there is no dimension and no signage examples.*  
ADA parking space and sign details are included on Sheet 4 (lower left corner)
2. *I don't see any site lighting on the plans.*  
Existing site lighting is to remain. No new lighting is proposed.

## Director of Land Use and Development

1. *They will need a tree for each 10 spaces., 4 total size as required*  
4 Autumn Blaze Maple trees have been proposed and are shown on Sheet 1. A planting detail, schedule, and notes have been added on Sheet 3.

## Uncas Health

1. *This septic as built was sent to Kyle. It is hard to tell where the road is and what side the septic system is on, however, Kyle's plan puts the approximate septic location. As long as the catch basins are 25' or greater to the septic tank, then I can approve the proposed plan.*  
The approximate septic location is shown based on Public Works estimated location. Approximately 33' separate the system from the proposed storm drainage system. "Tight" pipe is proposed for the stormwater conveyance.

Montville police Department

1. *The Montville Police Departments comments are as follows. It is mentioned that the contractor is in charge of the traffic control of any lane closure. The contractor must confer with the Police Department for guidance of what is needed for any lane or road closure, as it may require hiring of Police personnel.*

*General Note #6, Items C & D on Sheet 2 have been edited to require Contractors to contact the Montville Police Department for potential lane closure guidance and requirements.*

Assistant Planner

1. *Per Zoning Regulation Section (ZR) 17.2.6, please provide an 8 ½" x 11" photocopy of a USGS Quad Map.*

*A USGS GIS map is attached.*

2. *Per 18.3.1, spaces may be either 9' x 20' or 10' x 18'. The dimension of the parking spaces shall be consistent for all spaces.*

*All parking spaces have been changed to 10'x18'. Two parking spaces were eliminated from the northern parking aisle. See Sheet 1.*

3. *Per ZR 18.4, dead end parking aisle interior drives shall be extended ten (10') further than the last parking space.*

*A 10' extension has been added to the end of the travel lane. Two parking spaces have been eliminated. See Sheet 1.*

4. *Please include ZR 17.4.4 in the list of items that you are requesting a determination of applicability for.*

*On behalf of the Applicant, we request that the Commission determine that ZR 17.4.4 is not applicable, not necessary, and not required to reach a decision on the application. This Sections references Zoning District dimensions and setbacks; there are no proposed structures as part of this application that would require that information.*

5. *Per ZR 18B.5 (5a), There shall be one Shade Tree for every 10 parking spaces located along the perimeter of the Parking Area.*

*4 Autumn Blaze Maple trees have been proposed and are shown on Sheet 1. A planting detail, schedule, and notes have been added on Sheet 3.*

In our opinion, these responses and the attached revised plans address all Staff comments. If anything has been missed or there are additional comments, please feel free to call me at our office or email me at [khaubert@claengineers.com](mailto:khaubert@claengineers.com).

Very truly yours,  
**CLA Engineers, Inc.**



Kyle Haubert, P.E.

Attachments (USGS Map, Revised Plans)