

**From:** [Meredith Badalucca](#)  
**To:** [Gregg Fedus](#)  
**Cc:** [Jromano@fedusengineering.com](mailto:Jromano@fedusengineering.com); [Katherine Rose](#); [Dennis Goderre](#); [grace@fedusengineering.com](mailto:grace@fedusengineering.com)  
**Subject:** 197 Route 32, Uncasville, CT - Site Plan Application 26 SITE 8  
**Date:** Thursday, June 25, 2026 9:28:10 AM  
**Attachments:** [Site Plan Application - 197 Route 32.zip](#)

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Good morning Gregg,

I have started to review the documents provided and they do not meet our regulations. As this is a change of use, the property will need to meet our current regulations. This application was filed after the June 23, 2026 and will fall under our regulations that will be effective as of July 14<sup>th</sup> (pending any appeal). I have provided a link below to our zoning regulations that includes a link for application filed after June 23, 2026.

Please let me know if you have 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!](#)***

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**From:** Grace Narducci <[grace@fedusengineering.com](mailto:grace@fedusengineering.com)>

**Sent:** Wednesday, June 24, 2026 12:20 PM

**To:** Stacy Radford <[sradford@montville-ct.org](mailto:sradford@montville-ct.org)>; Katherine Rose <[krose@montville-ct.org](mailto:krose@montville-ct.org)>

**Cc:** Meredith Badalucca <[mbadalucca@montville-ct.org](mailto:mbadalucca@montville-ct.org)>; Gregg Fedus <[gfedus@fedusengineering.com](mailto:gfedus@fedusengineering.com)>; Jromano@fedusengineering.com

**Subject:** 197 Route 32, Uncasville, CT - Site Plan Application

**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.

Hello,

Please find the digital copies of the completed Site Plan Application for 197 Route 32, Uncasville, CT.

The Property Owner, Glenn Johnson, will be dropping off the following hard copies shortly:

(1) Check for the Site Plan Application Fee of \$210.00

Base Application Fee: \$150.00

CT State Fee: \$60.00

(2) Site Plan Application

(2) Site Plan Application Narrative

(2) Property Survey Revision 1 (24 x 36)

(2) Site Plan (24 x 36)

Please let me know if you require any additional copies of the application. If you have any questions or need additional information, please let me know.

Thank you,

**Grace Narducci**  
**Office Assistant**  
70 Essex Street, Unit 2C, Mystic, CT 06355  
(860) 536-7390

