

From: [Brian Florek](#)
To: [Meredith Badalucca](#); joep36@aol.com
Cc: [Dennis Goderre](#); [Stacy Radford](#); [Katherine Rose](#)
Subject: RE: Revised Technical Review Comments for 26 SITE 2 - 888 Route 32
Date: Friday, June 26, 2026 11:06:36 AM
Attachments: [image001.png](#)
[25-20_086_888-Rte32_Pennell-20scale6-26-26.pdf](#)
[888_Route_32_Parking_Narrative.pdf](#)
[Site-SP APP rev 12-6-2022_Pennell-6-26-26.pdf](#)

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Hello Meredith,

Attached is the latest revision to the plan and application.

For the application:

1. I revised the application to indicate "No" for Section 17.5.
2. I added a project description, which is a condensed version of the project narrative.
3. I listed the applicable zoning regulations.

For the plan:

1. I revised the location map. The location map now shows streets, lot lines, zoning districts, and the subject parcel at a scale of 1" = 1,000'. This information was obtained from the Town GIS website. The previous version was based on CTDOT TRU mapping.
2. I revised the zoning compliance chart on both sheets.
3. I added the Chairman's approval block.
4. I addressed the Town Engineer's comments:
 - a. Added chain-link fence height.
 - b. Added a silt bag detail for the catch basin.
 - c. Revised the planting detail to include mulch and wood chips.

I have also included a USGS quadrangle map with the subject property outlined in red.

Joe will drop off hard copies early next week.

Thank you,
Brian

From: Meredith Badalucca <mbadalucca@montville-ct.org>
Sent: Tuesday, June 23, 2026 9:21 AM
To: Brian Florek <bflorek@FlorekSurveyingLLC.com>; joep36@aol.com
Cc: Dennis Goderre <dgoderre@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>; Katherine Rose <krrose@montville-ct.org>
Subject: Revised Technical Review Comments for 26 SITE 2 - 888 Route 32

Good morning Brian & Joe,

I have reviewed the documents that were provided on June 16, 2026 that include:

- Narrative dated June 15, 2026
- Revised application dated June 15, 2026
- Revised site plan revision date 6/15/26

Below are my revised technical review comments:

Application (see attached redlined copy):

- Please revise to include the applicable zoning regulations.
- Please revise to include the project description.
- The application indicates you are asking for a determination of applicability (See ZR 17.5). These sections do not apply to ZR 17.5, please revise.

Site Plan:

- Per ZR 17.2.6, provide location map (see below for requirements of this section)
- Per ZR 17.2.6 provide an 8 ½" x 11 USGS Quad Map.

ZR 17.2.6: A location map at a scale of one inch (1") equals one thousand feet (1,000') shall be submitted showing the subject property, streets, lot lines, and zoning district boundaries within one thousand feet (1,000') of the subject property. If space permits, the location map may be included as an insert on the site plan as required in Section 17.4. An 8 ½" X 11" photocopy of a USGS Quad Map with the project site outlined must accompany the site plan.

- Per ZR 17.4.4, provide zoning districts and dimensions of all yards in mapped and tabular forms. The provided zoning compliance chart indicates Zone R-40 this parcel is in the C-1 zone, please revise.
- Per ZR 17.4.21, please provide a signature block for the PZC Chairman to sign.

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION	
CHAIRMAN, VICE CHAIRMAN, OR SECRETARY OF THE COMMISSION	DATE

Example:

Also, please see the Town Engineers comments dated June 19, 2026.

Please reach out 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

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From: Meredith Badalucca

Sent: Monday, June 15, 2026 2:20 PM

To: 'Brian Florek' <bflorek@FlorekSurveyingLLC.com>; joep36@aol.com

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

Subject: Technical Review Comments for 26 SITE 2 - 888 Route 32

Good afternoon Brian & Joe,

I have reviewed the revised site plan with revision date of June 12, 2026. Below are my technical review comments:

Application:

- Please revise to include the applicable zoning regulations.
- Please revise to include the project description.
- Please revise to indicate N/A for “This project will use:”.
- The application indicates 26 parking spaces, please revise to match plan.
- The application indicates you are asking for a determination of applicability (See ZR 17.5). These sections do not apply to ZR 17.5, please revise.

Site Plan:

- There are three areas on the plan where the parking lot is referred to as accessory milled parking area. This is not considered an accessory use as there is no primary use of the parcel. Please revise to conform with Zoning Regulation Section (ZR) 4.11.3 – Parking Lots. (See attached redlined plan)
- Per ZR 17.2.6, provide location map and USGS Quad Map.
- Per ZR 17.4.4, provide zoning districts and dimensions of all yards in mapped and tabular forms.
- The parking table indicates 20 space, only 18 are clearly marked by lines. In the area of the concrete retaining wall, are you proposing the space to the right and left (* on redlined plan) are spaces? If so, they both need to measure 10' x 18' and per ZR 18.13 shall be marked by painted lines.
- The 3 spaces to the east of the concrete retaining wall encroach onto 904 Route 32. Please revise to not encroach.
- Please indicate the proposed location of the relocated gate. The plan states to the center of the parking aisle. Do you mean drive aisle?
- Please show protection from vehicular traffic for the existing sign. Such as bollards or curbing.
- Please provide details for the landscaping buffer, per ZR 18.6.2 there is a minimum height at

time of planting. Also, please provide type and number of plantings.

I have attached my redlined copy of the plan in case you aren't clear on any of my comments, as I am leaving on vacation. Some items that are underlined are just to bring my attention to them for my staff report. If you do have any questions, Dennis and Stacy will be in the office.

Regards,

Meredith Badalucca, CZEO

Assistant Planner

Town of Montville

310 Norwich New London Turnpike

Uncasville, CT 06382

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