



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Staff Report Prepared June 30, 2026 by Meredith Badalucca

Property Address: 888 Route 32 (083-005-000)
Application: 26 SITE 2
Property Owner: Depot Road Property LLC
Applicant: Joe Pennell
Land Surveyor: Florek Surveying LLC
Engineering Firm: May Engineering LLC (Drainage Report)
Lot Size: 0.34 Acres
Zoning District: C-1
Public Water/Sewer: N/A.

Proposed Public Improvements: None, using existing curb-cuts.

Legal: Submitted to Land Use Dept. on 3/19/26. Date of Receipt by PZC 3/24/26, Decision Required Date – 5/28/26, 65 day Extension Granted, DRD 8/1/26.

Site Inspection: Completed 4/16/26 by ZEO Radford and myself. Pictures were provided in May 26, 2026 staff report.

Bond: Not required.

Proposal: 20 space parking lot to serve the existing commercial auto sales business located at 904 Route 32, which is under common ownership. The applicant has stated that there will be no employee or customer parking, as well as no storage of wreckers or flatbeds associated with the business.

Background:

- 3/1/78 – Variance for illuminated free standing name sign in accordance with plot plan submitted with application. Sign shall have 6' clearance under sign, no other signs to be added.
- 9/8/82 – ZP 82-136 use 2nd floor office for attorney and office of State Legislator
- 9/19/83 – Change name on sign to Leighton Real Estate
- 8/13/90 - ZP 313-90 Flower and Craft Shop
- 6/21/01 – ZP for Consignment Shop
- 12/1/03 – ZP 203-338 for Candle Shop
- 9/29/11 – ZP 211-093 – New Age Awakenings
- 12/30/15 – Psychic Astrology Boutique
- 12/27/21 – Purchased by Depot Road Property LLC
- 3/18/22 – Building Permit issued to demolish building
- 5/16/24 – Notice of Apparent Violation issued by ZEO Radford for unpermitted parking lot. Letter attached.
- 1/31/25 – Asst. Planner and ZEO observed millings extended onto Town owned property
- March 2025 – CLA stake-out of existing property line for Haughton Park Road. Two person crew for 6 hours, total cost \$1,200.00
- 4/20/26 - An opinion of CGS 8-13a was obtained from Attorney Cody, which he indicated applies to buildings or structures.

Staff Comments: As stated above, ZEO Radford issued a Notice of Apparent Violation on May 16, 2024 for an unpermitted parking lot after observing millings being brought in and cars being parked on the parcel. In addition, it was observed on January 31, 2025, by myself and ZEO Radford, that the millings extended onto Town owned property. We made the Director of Public Works aware and he requested that CLA stake-out the property line in order to have barriers installed.

Per Zoning Regulation Section (ZR) 4.11.3, The Commission may approve, subject to the requirements of Sections 17 and 18 of these Regulations, the construction of a free standing parking lot in any district zoned commercial, light industrial or industrial, associated with a permitted commercial or industrial project on a separate lot.

The applicant has stated that this parking area will be used to accommodate vehicle inventory associated with the auto sales business located at 904 Route 32 which is under the same ownership as this parcel located at 888 Route 32. The auto sales business was originally approved by this commission on May 8, 2012. It was further stated that there will be no storage of wreckers or flatbeds and no employee or customer parking in this parking area.

Per ZR 18.16.2, the applicant has provided a landscaped buffer in the areas of the parking lot that are adjacent to residential uses. These trees will be a minimum of 6' in height at the time of planting per the landscape detail provided.

Technical Review Comments: All my previous technical review comments have been addressed through revised plans and application documents.

Agency Comments:

Town Engineer:	Comments received 6/30/26 "My previous comments have been addressed."
Building:	Comments received 6/15/26 "The plans primarily consist of site improvements and do not show any work that falls under the scope of the Connecticut State Building Code. Should additional information or future building, electrical or accessibility work be proposed, further review may be required."
Fire Marshal:	Comments received 3/20/26 "Fire Marshals office has no comment except that the address must be clearly marked and visible from either direction traveled and that the entrances to accommodate fire trucks."
WPCA:	Comments received 3/20/26 "WPCA has no comments."
Uncas Health:	Comments received 3/20/26 "The Health Department does not have any comments."
PD:	Comments received 3/20/26 "The Montville Police Department has no comments at this time."
Public Works:	Referred on 3/20/26

SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:

I make a MOTION to APPROVE application number 26 SITE 2 for a parking lot at 888 Route 32 (083-005-000) in association with the auto sales business located at 904 Route 32 (083-007-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation, and a plan set entitled "Property Survey Prepared for: Depot Road Property LLC, 888 CT Route 32, Montville, CT dated May 17, 2025, Revised 6/26/26". Please note the requirements numbered 1-19 that are indicated in the staff report dated June 30, 2026.

REQUIREMENTS:

General:

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Any changes to the plans required by State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) may require a plan modification from the Planning and Zoning Commission.
4. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
5. An approved Zoning Permit is required prior to the start of any work.
6. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
7. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.
8. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
9. All landscaping shall be maintained post construction.
10. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
11. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Prior to signing of plans:

12. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
13. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
14. If the application was Approved with modifications, a list outlining how the required modifications have been met shall be submitted along with final plans submitted for signature.
15. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Prior to the issuance of zoning permits:

16. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
17. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Prior to Issuance of a Certificate of Zoning Compliance:

18. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
19. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: These requirements do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Should the Commission vote to **DENY** the application, it shall state its reasons on the record.