



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Staff Report Prepared May 26, 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: Left blank on application.
Proposed Public Improvements: Unclear if improvements to the curb cuts will be needed.
Legal: Submitted to Land Use Dept. on 3/19/26. Date of Receipt by PZC 3/24/26, Decision Required Date – 5/28/26.
Site Inspection: Completed 4/16/26 by ZEO Radford and myself. Pictures attached.
Bond: Estimate not submitted.

Proposal: Project description is blank on application. Project Name on application indicates Depot Road Property Accessory Parking Lot. The narrative provided states “The subject parcel is proposed to be utilized as an accessory parking area to support the existing commercial auto sales business located on the adjoining property under common ownership. The parking area is intended to accommodate vehicle inventory 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. 2 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.

Initial review of the plan provided as part of this application indicated several deficiencies. It was difficult to determine what was existing, proposed, and potentially going to be removed. An email was sent on March 27, 2026, to the applicant and applicant's surveyor asking that a revised plan be provided to show existing conditions clearly indicated from the proposed changes. In addition, several deficiencies were listed as can be seen in the attached email from that date. Staff spoke with the Town Engineer, who also was having difficulty determining existing from proposed conditions, and asked that he hold off on his review until revised plans were provided.

Brian Florek, LS responded via email on April 3, 2026 which was received by staff on Monday, April 6th. No hard copies were received in the office. Several items were indicated as changed on the plans in this email. One item was "The ingress width at the milled surface measures 13.76', which is labeled as +/- 14. The paved area between 888 and 904 Route 32 provides additional usable width." Our regulations require a minimum of 14' for one way traffic and it was not clear on the plan if this was able to be obtained.

Staff responded on April 6, 2026, to both Brian Florek and Joe Pennell, with 3 bullet points after a quick review of the PDF plan attached to the email. The entire email thread is attached for your review.

- The ingress shall be 14 feet wide per our regulations for one way traffic.
- The parking spaces to the west of the property do not appear to be in line with the other spaces and do not have the required 24 feet width per our regulations.
- Please clearly show what area is paved, what area currently has millings, where the ramp is between 824 Route 32 and 888 Route 32 as existing conditions and clearly indicate if the ramp is proposed to be removed. Also, where additional millings are intended to be placed. It is still difficult to interpret existing vs. proposed. It may be easier to read if you do separate pages for existing and proposed.

The applicant, Joe Pennell came into the office on April 20th and the above was discussed. He was going to reach out to Mr. Florek. To date, revised plans have not been received.

Additionally, ZEO Radford and myself did a site inspection on April 16, 2026. It appears that ingress and egress may be wider than shown on the plans. The fence has two gates, one for persons to enter and one for vehicles. This appears to conflict with where parking is shown on the plans. These items were also discussed with Mr. Pennell when he was in the office.

Mr. Florek called on May 12, 2026 indicating that he would have a revised plan that day and wanted to go over what I discussed with Joe Pennell. He again stated that he would have a PDF of the plan to me that day and would have the applicant bring in the required hard copies for review. To date we have not received either.

As this application has a decision require date of May 28, 2026 and as presented is not complete and does not meet our zoning regulations, staff suggests denying the application without

prejudice. This would allow the applicant to reapply at a later date using the Zoning Regulations in effect at that time.

Agency Comments:

Town Engineer:	Plans not reviewed as explained above.
Building:	Referred on 3/20/26
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 DENIAL:

I make a MOTION to DENY without Prejudice for the reasons stated in the staff report dated May 26, 2026, application number 26 SITE 2 for an accessory parking lot at 888 Route 32 (083-005-000).



















This gate appears to interfere with parking stall layout.



This gate also appears to interfere with parking stall layout.





This ramp does not meet the 14' requirement for one way traffic.



Public works installed barriers on Town owned property due to millings being placed on Town owned property. This was to deter the public from thinking it was a continuation of Haughton Park 2.















Picture taken on January 31, 2025 – Millings extended on to Town property



Picture taken on January 31, 2025— Millings extended on to Town property



Picture taken on January 31, 2025– Millings extended on to Town property

Town of Montville
Office of Land Use and Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

May 16, 2024

Depot Road Property, LLC
Attn: Mr. Joseph Pennell
133 Chapel Hill Road
Oakdale, Connecticut 06370

RE: Notice of Apparent Violation / Request for Voluntary Compliance
888 Route 32 (Parcel ID: 083-005-000), Uncasville, CT

Dear Mr. Pennell:

It has been brought to my attention that you may be grading and/or having millings dumped on property located at 888 Route 32 in Uncasville, in an attempt to make a parking lot for "over-flow" parking for your business operated at 904 Route 32; without the benefit of a Permit. Pursuant to Section 18 of the Montville Zoning Regulations, any such improvements require prior approval by the Planning & Zoning Commission, by way of Site Plan approval.

Please contact me at 860-848-6779 within seven (7) days of the date of this letter to discuss a resolution and avoid possible enforcement action. Your anticipated cooperation in this matter is greatly appreciated.

Sincerely,



Stacy L. Radford
Zoning & Wetlands Officer

Enclosure

Sent via Regular and Certified Mail
Certified Mail #: 7019 1640 0000 4965 4949

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

Mr. John Carlson
Director of Public Works
Town of Montville
225 Maple Avenue
Uncasville, CT 06382

April 1, 2025

CL-24-7928D

Invoice #1

Billing Period: March 3, 2025 – March 30, 2025

D. Haughton Park Road Property Line Stake-out
Stake-out existing property line in the field

Two-Person Survey Crew 6.0 hrs. x \$200.00 = \$1,200.00

TOTAL AMOUNT DUE: **\$1,200.00**

From: [Meredith Badalucca](#)
To: [Brian Florek](#); joep36@aol.com
Subject: 26 SITE 2 - 888 Route 32
Date: Friday, March 27, 2026 9:03:32 AM

Good morning,

I have started my review of the documents provided as part of application number 26 SITE 2 for 888 Route 32. My initial review of the plan indicates several deficiencies as it is difficult to determine what is existing, proposed and potentially going to be removed. Please update to show existing conditions clearly indicated from the proposed changes.

Please review the zoning regulations to be sure the proposed improvements meet all of the requirements. From the quick review, it appears that the drive aisle, access from one property to the other and ingress and egress do not meet our requirements. There appears to be 23 parking spaces vs 26 indicated in the table, fence located in parking space, parking that does not align with other parking. It appears there is proposed parking in the area of a possible ramp from the Uncasville Diner parcel. This ramp is indicated in the drainage report however, not shown/labeled on the plan provided. Does 882 Route 32 have access rights to 888 Route 32, if so please indicate on plan. Please re-evaluate the ingress to 888 Route 32 with the access to 904 Route 32 as this could impede traffic entering from Route 32. Additionally, please provide a photometric plan for any lighting that is proposed.

A portion of this property appears to be in the Coastal Area Boundary. Please show this on the revised plan and if necessary apply for a Coastal Site Plan Review.

I continue my review once the revised plans are received. Please feel free to call me 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

Help us Revive & Renew Routes 163 & 32; [See what's happening!](#)

From: [Meredith Badalucca](#)
To: [Brian Florek](#); joep36@aol.com
Cc: [Dennis Goderre](#); [Stacy Radford](#)
Subject: RE: 26 SITE 2 - 888 Route 32
Date: Monday, April 6, 2026 9:31:17 AM
Attachments: [25-20_086_888-Rte32_Pennell-20scale_revised.pdf](#)

Good morning Brian,

I quickly reviewed the attached plan and read through your email.

Please note the following:

- The ingress shall be 14 feet wide per our regulations for one way traffic.
- The parking space to the west of the property do not appear to be in line with the other spaces and do not have the required 24 feet width per our regulations.
- Please clearly show what area is paved, what area currently has millings, where the ramp is between 824 Route 32 and 888 Route 32 as existing conditions and clearly indicate if the ramp is proposed to be removed. Also, where additional millings are intended to be placed. It is still difficult to interrupt existing vs. proposed. It may be easier to read if you do separate page for existing and proposed.

Thank you and please call me with any questions.

Regards,

Meredith Badalucca, CZE0

Assistant Planner

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From: Brian Florek <bflorek@FlorekSurveyingLLC.com>

Sent: Friday, April 3, 2026 5:06 PM

To: Meredith Badalucca <mbadalucca@montville-ct.org>; joep36@aol.com

Subject: RE: 26 SITE 2 - 888 Route 32

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.

Hi Meredith

Attached is the revised plan for 888 Route 32. The following updates have been made:

1. Revised layout now shows 24 parking spaces located behind the existing fence.
2. The ingress width at the milled surface measures 13.76', which is labeled as $\pm 14'$. The paved area between 888 and 904 Route 32 provides additional usable width.
3. Proposed installation of two bollards at the mouth of the ramp connecting 888 and 904 Route 32.
4. No access easement was identified on the land records between the subject property and 824 Route 32; however, a drainage easement exists in favor of the subject property over 824 Route 32.
5. The proposed use is for vehicle storage only. No nighttime use is planned (noted on the plan).
6. Existing lighting remains unchanged; no new lighting is proposed.
7. Added two additional visual screening trees behind the on-site Type "CL" catch basin.
8. Removed arrow from 904 Route 32 into 888 Route.
9. Existing and proposed conditions are now clearly differentiated on the revised plan.
10. As no changes are proposed to the existing parking lot, a waiver from Coastal Area Management (CAM) requirements is requested.

Please let me know if you would like to review any of these items further or if additional revisions are needed to move the application forward.

Best Regards,

Brian D. Florek, LS CFS

Managing Member

Florek Surveying, LLC

239 Shore Road

Waterford, CT 06385

(860) 271 6006

"The Land Surveyor profession deals with one of the oldest and most fundamental pillars of society. Fires, floods, earthquakes, and weather can destroy the greatest works of man, but the land continues below in perpetuity."

From: Meredith Badalucca <mbadalucca@montville-ct.org>

Sent: Friday, March 27, 2026 9:03 AM

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

Subject: 26 SITE 2 - 888 Route 32

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I continue my review once the revised plans are received. Please feel free to call me with any questions. Thank you.

Regards,

Meredith Badalucca, CZE0

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