



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



VIA CERTIFIED MAIL

July 30, 2026

Brian D. Florek, LS, CFS
Florek Surveying, LLC
239 Shore Road
Waterford, CT 06385

**RE: 26 SITE 2 – 888 Route 32 (083-005-000) – Free-Standing Parking Lot – Applicant:
Joe Pennell, Owner: Depot Road Property LLC**

Dear Mr. Brian Florek:

The Montville Planning and Zoning Commission, at its regular meeting on July 28, 2026
APPROVED the above-referenced application (#26SITE2) for a Free-Standing Parking Lot.

Please contact me with any questions. Thank you.

Sincerely,

Meredith Badalucca
Assistant Planner

C. Mark Tebbets, Building Official
Travis Roberts, Deputy Fire Marshal
Kristy Kupec, Assessor
Leonard Bunnell, Mayor

Certified Mail # 9589 0710 5270 2386 6327 35

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: 26 SITE 2
LOCATION: 888 Route 32 (083-005-000)
OWNER/APPLICANT: Depot Road Property LLC
REPRESENTATIVE(S): Brian D. Florek, LS, CFS of Florek Surveying LLC
PROJECT: Free-Standing Parking Lot
DATE OF APPROVAL: July 28, 2026
COMMISSION ACTION: 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.


Meredith Badalucca
Assistant Planner
Department of Land Use & Development