

CLA Engineers, Inc.

Civil • Structural • Survey

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August 6, 2026

Meredith Badalucca, Assistant Planner
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: mbadalucca@montville-ct.org

RE: Site Plan Application 26SITE8 Review
197 Route 32 – Site Plan
CLA-8185B

Dear Meredith:

CLA Engineers, Inc. (CLA) has received the application materials for the above referenced project located on the Town Form Repository: <https://www.townofmontville.org/form-repository/2026-application-26-site-7-197-route-32/>

CLA has reviewed the site and performed a review of the application documents and offer the following comments:

1. The site plan narrative should be revised to document the continued residential use.
2. The two parallel parking spaces at the Route 32 frontage do not appear to be functional. With the dead-end lot, maneuvering to park and exit does not appear feasible. These should be removed, or demonstrate that they can be functionally used.
3. Can the paved area north of parking space 5 be converted to a landscape end island?
4. Parking space 9 is not reasonably accessible for cars as-is. It appears that grading and site work would be required to make this a parking space that meets the Zoning Regulations.
5. Parking space 8 & 9 should be surfaced with a durable and dustless all weather material per Section 18.8 of the Zoning Regulations.
6. The drive south of the existing building should be striped and signed as a no parking area.
7. It should be demonstrated that the ADA parking space meets ADA slope requirements.
8. It appears that currently the only potential accessible entrance is at the rear of the building. Does the route from the front parking space to this entrance meet ADA and Building Code? Does the ramp at the rear entrance meet ADA and Building Code?
9. Water quality improvements should be provided in the catch basin located along the Route 32 frontage. A hooded outlet, permanent inlet filter, or other means could be considered.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email khaubert@claengineers.com with any questions.

Very truly yours,
CLA Engineers, Inc.



Kyle Haubert, P.E.