

The Oxoboxo Heritage Multi-Use Path & Thames River Blueway

Applicant
Town of Montville
Connecticut

Connecticut Recreational Trails Program Grant

Connecticut Department of Energy and
Environmental Protection

December 18, 2025





Connecticut Recreational Trails Program Grant Information and Application

(For any State funds that may become available in 2025-26)

Deadline for Submission is December 18, 2025

Print or type unless otherwise noted.

Part I: General Information

Project Title: The Oxoboxo Heritage Multi-Use Path & Thames River Blueway					
Estimated Total Project Cost: \$ 100,000 (include labor)					
Total Amount Requested: \$ 80,000 (up to 80% of total project cost)					
Project Proposal Type (check all appropriate boxes):					
<input checked="" type="checkbox"/> Planning/Design	<input type="checkbox"/> Construction	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Acquisition	<input type="checkbox"/> Education	
<input type="checkbox"/> Equipment	<input type="checkbox"/> Amenities	<input type="checkbox"/> Publications	<input type="checkbox"/> Outreach		

Part II: Applicant Information

1. Applicant Information: Town of Montville		
Name: Dennis Goderre	Title: Director of Land Use & Development	
Mailing Address: 310 Norwich-New London Turnpike		
City/Town: Uncasville	State: CT	Zip Code: 06382
Business Phone: 860-848-6725	ext.	Fax:
Email: dgoderre@montville-ct.org		
2. Chief Executive Officer:		
Name: Leonard Bunnell, Sr	Title: Mayor	
Mailing Address: 310 Norwich-New London Turnpike		
City/Town: Uncasville	State: CT	Zip Code: 06382
Business Phone: 860-848-6702	ext. 702	Fax: 860.848.4534
Email: lbunnell@montville-ct.org		

Part II: Applicant Information (continued)

3. Grant Administrator:

Name: Dennis Goderre Title: Director of Land Use & Development
Address: 310 Norwich-New London Turnpike
City/Town: Uncasville State: CT Zip Code: 06382
Business Phone: 860-848-6725 ext. Fax:
Email: dgoderre@montville-ct.org

4. Organization or Municipality's Tax ID (FEIN) Number: 06-6002039

5. Legal name of your Organization (<https://www.concord-sots.ct.gov/CONCORD/>) or Municipality (<https://portal.ct.gov/>): Town of Montville

6. State Legislative District (<https://cga.ct.gov/>): House 37, 38 and 139; Senate 19, 20;

7. Property owner information, if different than applicant:

Name: Varies – see maps Title:
Mailing Address:
City/Town: State: Zip Code:
Business Phone: ext. Fax:
Email:

Note: If the applicant is not the property owner, permission for public recreational access must be documented. Include such documentation as **Attachment A**.

Part III: Project Information

1. **Project Description - Attachment B (See Application Guidelines for information that must be included):**

- Reference Maps included in **Attachment C** as appropriate.
- If you are proposing an Educational Project, Project Description should provide project overview, with focus on guiding questions of the "Educational Project Supplemental Application" (DEEP-TRAILS-APP-001A) as **Attachment H**.

Part III: Project Information (continued)

2. Project Maps. – Attachment C (See Application Guidelines for information that must be included)

3. Grant Selection Criteria. Per the Application Guidelines check the Yes or No box as applicable and provide details as specified.

Yes No

- This project serves an CT DECD listed Distressed Municipality.
- This project connects to publicly available trail(s) on state, municipal or land trust owned land. (Please note in Project Description if property has been acquired through OSWA).
- This project is part of a CT Greenways Council designated Greenway.

If Yes, provide the name of the Greenway:

- This project will connect schools, downtown, public spaces for a community within urban or rural areas (as defined by CTDOT), or tribal land, that have limited access to trails and outdoor recreation opportunities within a 10-minute (1/2 mile) walk in urban areas, and 10-mile drive in rural areas.
- This project is included in a local and/or regional plan or addresses a goal of the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Copies of relevant excerpts will be required if your application is selected. Please do not send them in advance.
- This project provides new opportunities where none previously existed, where input from the underserved community was part of the planning process and indications are strong that they will benefit from the resource.

- This organization has had projects funded or has a current active grant through DEEP's Federal or State Recreational Trails Program.

If Yes, provide and title, date, and status of these grants:

- This project is the Next Phase of a project previously **completed** (no outstanding grant balance) and funded by DEEP's Federal or State Recreational Trails Program.
- This project is receiving funding from other State or Federal agencies.

If Yes, provide source of funding:

- This project develops or incorporates innovative technology or approaches that can be applied to other properties or resources.

Part III: Project Information (continued)

4. Site Suitability:

Yes No

The project is located in a Federal Emergency Management Agency (FEMA) floodzone.

The project is within an Aquifer Protection Area.

The project lies within an area identified by the CT DEEP Natural Diversity Data Base as possibly containing endangered species.

The project may impact significant historical or archaeological sites.

The project is within the coastal area.

Are there reserved rights/restrictions or environmental intrusions (power lines, dumps, factories, roads, etc.) on or in close proximity to the trail?

If Yes, please give details: within Rights of way for state highways and under I-395

The property through which the trail will pass is suspected of containing hazardous and/or contaminated materials. What has been done to screen for these materials?

If Yes, please give details: This planning study will help understand possible hazardous or contaminated issues.

Part III: Project Information (continued)

5. Site Accessibility and User Group Information:

- a) Will your trail serve any elderly housing projects, housing authority (public housing), underserved communities, affordable housing developments, or low or very low-income areas or neighborhoods?

Yes No

Please describe the methods or means by which these user groups will access the site.

Nearby adjacent access

- b) Will this trail be multi-use or single-use? To be considered multi-use the trail must allow two (2) or more of the following four user group categories: foot-travel (hike, ski, roller blade, etc.), bicycle/mountain bike, equestrian, and motorized.

Yes No

Project is multi-use trail allowing non-motorized uses

- c) List the user group or groups that would be utilizing this trail? Provide some indication of use intensity expected (i.e. user/week).

Trail is open to all ; no restrictions

- d) To what degree will this project provide accessibility to people who have disabilities?

See Attachment B pages 5 & 8

6. Public Participation:

- a) Please describe how public participation at the local level was or will be included in planning this project.

See Attachment B page 6

7. **Letters of Support: Attachment D** Letters demonstrating support for your project are welcomed digitally or hard copy.

Please see attachment for all complementing narratives

Part III: Project Information (continued)

8. **Scope of work:** You will be granted 3 years to complete your project. Provide your “Project Tasks, Subtask identification and deliverables, and Timeline,” as **Attachment E** in a table format as shown below.

**Per CGS 23-103(c) Trail Publications referencing specific bikeways, pedestrian walkways, greenways, or multi-use trails*

<i>Project Tasks and Anticipated Completion Timeline</i>			
Tasks	Project Task Types	Project Subtasks	Timeline
1	Oxoboxo Heritage Trail – Camp Oakdale to Palmertown	1.1 Mapping & Inventory 1.2 Field Visits & Desktop Review 1.3 Routing with Alternatives / Order-of-Magnitude Costs / Phasing 1.4 Deliverable: Summary Memo	4 months from award <i>All timelines assume a 2-month procurement process after notice of grant award.</i>
2	Oxoboxo Heritage Trail – Palmertown to Thames River	2.1 Base Mapping & Site Visits 2.2 Land Records Review & Limited Field Survey (2–3 Locations) 2.3 Wetland Review – Field Sketch 2.4 Alternative Routing Analysis 2.5 Cost Estimates (Segment/Phase-Based) 2.6 Oxoboxo Heritage Park – Concept Design 2.7 Permitting Requirements Overview 2.8 Deliverable: Report	8 months from award
3	Thames River Heritage Blueway	3.1 Planning	4 month from award
4	Public Participation	4.1 Meetings 4.2 Open House 4.3 Web based 4.4 Town Council Presentation	On going during project

Part III: Project Information (continued)

9. **Project Cost Estimates:** Provide an itemized project cost breakdown as **Attachment F**. Describe the means by which said cost was derived. List any engineers, appraisers, contractors or manufacturers that were consulted. Use the following table format shown below:

Name of Applicant	
Project Cost Estimates	
Item (should correspond to your scope of work and may have more detail)	Cost
1. Oxoboxo Heritage Trail – Camp Oakdale to Palmertown	\$ 10,000
2. Oxoboxo Heritage Trail – Palmertown to Thames River	\$ 70,000
3. Thames River Heritage Blueway	\$ 10,000
4. Public Participation	\$ 10,000
TOTAL Project Costs	\$ 100,000
Match ($\geq 20\%$ of total project costs.)	\$ 20,000
Town Funds	\$ 15,000
Staff In-kind	\$ 5,000
<i>Grant Amount ($\leq 80\%$ of total project costs)</i>	\$ 80,000

Part IV: Supporting Documents

Please check the attachments submitted as verification that *all* applicable attachments have been submitted with this application form. When submitting any supporting documents, please label the documents as indicated in this part (e.g. Attachment A, etc.) and be sure to include the applicant's name.

<input checked="" type="checkbox"/>	Attachment A:	If the applicant is not the property owner, provide documentation of your permission for public recreational access. If the property was acquired through OSWA or has other Conservation Easements provide easement language.
<input checked="" type="checkbox"/>	Attachment B:	Project Description as described in Part III, item 1 of this application.
<input checked="" type="checkbox"/>	Attachment C:	Project location map(s) - Provide map(s) and detailed site plan as described in Part III, item 1 of this application.
<input checked="" type="checkbox"/>	Attachment D:	Letters of Support - provide project tasks as a described in Part III, item 7 of this application.
<input checked="" type="checkbox"/>	Attachment E:	Scope of Work - provide project tasks as a described in Part III, item 8 of this application.
<input checked="" type="checkbox"/>	Attachment F:	Project Cost Estimates - provide budget information as described in Part III, item 9 of this application.
<input type="checkbox"/>	Attachment G:	Provide Maintenance Plan as described in Part III, item 10 of this application. NOT Applicable
<input type="checkbox"/>	Attachment H:	"Educational Project Application Supplement" (use form provided). NOT Applicable

Part V: Applicant Certification

The applicant *and* the individual(s) responsible for actually preparing the applicant must sign this part.

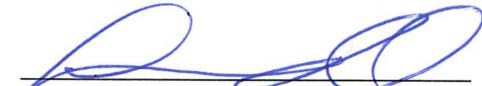
An application will be considered incomplete unless all required signatures are provided.

[If the applicant is the preparer, please mark N/A in the spaces provided for the preparer.]

"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.

I understand that a false statement in the submitted information may be punishable as a criminal offense, in accordance with section 22a-6 of the General Statutes, pursuant to section 53a-157b of the General Statutes, and in accordance with any other applicable statute.

I certify that this application is on complete and accurate forms as prescribed by the commissioner without alteration of the text."


Signature of Applicant

12/15/25
Date

LEONARD G BUNNELL SR
Name of Applicant (print or type)

MAYOR
Title (if applicable)


Signature of Preparer (if different than above)

12/15/25
Date

Dennis G Goderre
Name of Preparer (print or type)

Director of Land Use + Development
Title (if applicable)

Submission and Deadline: Proposals must be received by **December 18, 2025**.

Email is preferred, DEEP.CTTrails@ct.gov CC: kimberly.bradley@ct.gov

OR

Mail reports **on a CD** or other electronic storage device as appropriate to:

Kimberly Bradley, Trails & Greenways Program Coordinator
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

Attachment H: Educational Project Application Supplement

Print or type responses to items 1 through 5, unless otherwise noted. This supplemental application must be completed and submitted with a completed **Recreational Trails Program Application** (DEEP-CRTP-APP-002) for those proposing an educational project.

Supplemental Project Information

Applicant Name:

1. **Need for Proposed Education:** Why are you proposing this educational project and how did you determine the need for this educational program.

Not applicable

2. **Target Audience:** Describe your target audience. Will you reach a local, regional, statewide or national audience?

Not applicable

Check here if additional sheets are necessary, and label and attach them to this sheet.

Attachment H: Educational Project Application Supplement

(continued)

3. **Educational Method:** How will you educate your audience? Will you produce printed material, signage, websites, lectures, or workshops? Give details about how you propose to deliver your information and tell us why it is the preferred method.

Not applicable

4. **Partnerships:** Describe any participation or collaboration with other groups and/or the public to develop, deliver and maintain your educational program.

Not applicable

5. **Demonstration of Results:** How will you know if your educational message has been delivered and received by the audience?

Not applicable

Check here if additional sheets are necessary, and label and attach them to this sheet.

Attachment A: Property Owner Letters





TOWN OF MONTVILLE
Office of the Town Clerk
(860) 848-6743

Letter 1

Katie Haring, MCTC, CMC
310 Norwich New London Tpke.
Uncasville, CT 06382

KHaring@montville-ct.org
www.townofmontville.org
Fax: (860) 892-6135

RESOLUTION NO. 2025-97

State of Connecticut

Montville

December 11, 2025

County of New London

I, Katie Haring, Town Clerk of Montville do hereby certify that the following is a true and correct copy of a resolution adopted at a regular meeting of the Town Council duly held and convened on the 8th day of December 2025, at which a constituted quorum of the Town Council was present and acting throughout, and further certify that's such resolution has not been modified, rescinded, or revoked, and is, at present, in full force and effect.

THE TOWN OF MONTVILLE HEREBY RESOLVES to authorize Mayor Leonard Bunnell to make application for DEEP's CT Recreational Trails Grant in the amount of \$80,000.00 (eighty thousand dollars) with an additional \$20,000.00 (twenty thousand dollars) matching funds for the Uncasville Multi-use Trail and Blueway Feasibility Study. The match will be comprised of \$15,000.00 (fifteen thousand dollars) from Town funds and \$5,000.00 (five thousand dollars) from Staff in-kind services. The total project value is \$100,000 (one hundred thousand dollars). The CT Recreational Trails Grant Program provides funding to any private nonprofit organizations, municipalities, state departments and tribal governments in support of trail projects including planning, design and construction of new trails (motorized and non-motorized). (Mayor Bunnell)

WITNESS WHEREOF, the undersigned affixed her signature and the town seal this 11th day of December, 2025.

Katie Haring, Montville Town Clerk

Pickers Pond, LLC
PO Box 164
Uncasville, CT 06382
Bill@pandhconstruction.com

Letter 2

November 24, 2025

CT DEEP Recreational Trail Grant Committee

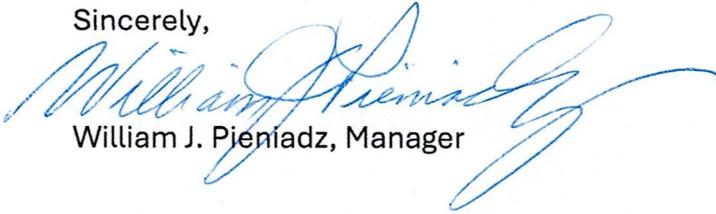
RE: Pickers Pond LLC Property

Dear CT DEEP Recreational Trail Grant Committee,

We, members of Pickers Pond, LLC, the owner of the property located at **362 Route 32 in Montville**, hereby express concurrence with the Town of Montville's planning efforts for the **Oxoboxo Heritage Greenway** and support the Town's inclusion of our property in evaluating potential future alignments for the multi-use trail. I understand that this letter does not constitute any transfer of rights or formal easement, but affirms my willingness to allow the Town and its consultants to consider my land as part of the ongoing feasibility and design process for this important community project. We support this effort and will work with the Town to ensure passage of any future improvements.

This project is of high importance to the town and its future. We welcome the opportunity to assist and encourage your committee's approval of this grant application.

Sincerely,



William J. Pieniadz, Manager

B&D Auto Body
91 Route 163
Uncasville, CT

Letter 3

December 15, 2025

Connecticut Department of Energy & Environmental Protection
Recreational Trails Program

Re: Oxoboxo Heritage Multi-use Path: Permission to Evaluate Property

To Whom It May Concern:

My name is Bob Morowka, owner of B&D Auto Body located on Route 163 in Montville. I am writing to express my willingness to allow the Town of Montville to evaluate the use of my property in conjunction with application to the CT DEEP Recreational Trails Program for planning and design of the Montville Heritage Trail System.

My property contains two narrow strips of land located east and west of the I-395 corridor, which were formerly part of the historic rail line running through Uncasville. These strips can provide the essential connection needed for the Town's multi-use trail to safely travel under I-395 and link the Palmertown/Route 163 area with the Route 32/163 intersection.

I support the Town's efforts to explore this alignment, and I am willing to allow the Town and its consultants to evaluate these two rail-line parcels as part of the trail feasibility study. Please feel free to contact me if additional information or site access is needed.

Sincerely,



Bob Morowka
Owner, **B&D Auto Body**
860-334-5454
bob@bdautobodyct.com

DW Holdings LLC
140 Route 32
Franklin, CT 06254

Letter 4

December 15, 2025

Connecticut Department of Energy & Environmental Protection
Recreational Trails Program

Re: Oxoboxo Heritage Multi-use Path: Permission to Evaluate Property

To Whom It May Concern:

I am a land owner of 38 Pequot Ave and 62 Hammel Lane. We understand the Town of Montville is exploring the feasibility of developing a trail system connecting the Town schools, Community Center, Recreation complex to the Thames River. I understand this trail is contemplated to use the abandoned rail line and a portion of my parcels to allow passage. I wish to express my interest in working with the town to determine if the trail can be accommodated at this location. To that end, we support the Town's application for the CT DEEP Recreational Trails Program for planning and design of the Oxoboxo Heritage Multi-use Path.

Please feel free to contact me if additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "David Waddington". The signature is stylized and cursive.

David Waddington

Daniel J Cady
9 Pequot Road
Uncasville, CT 06382
C/O 707 Norwich New London Turnpike
Uncasville, CT 06382

Letter 5

December 15, 2025

Connecticut Department of Energy & Environmental Protection
Recreational Trails Program

Re: Oxoboxo Heritage Multi-use Path: Permission to Evaluate Property

To Whom It May Concern:

We are land owners of 9 Pequot Road properties. We understand the Town of Montville is exploring the feasibility of developing a trail system connecting the Town schools, Community Center, Recreation complex to the Thames River. I wish to express our interest in working with the town to determine if the trail can be accommodated upon our land. To that end, we support the Town's application for the CT DEEP Recreational Trails Program for planning and design of the Oxoboxo Heritage Multi-use Path.

Please feel free to contact me if additional information.

Sincerely,

Daniel J Cady



Rockland Overlook Industrial Park Condominium Association
410 Maple Ave
Uncasville, CT,06382
PO Box 144 Uncasville, CT 06382

Letter 6+

December 15, 2025

Connecticut Department of Energy & Environmental Protection
Recreational Trails Program

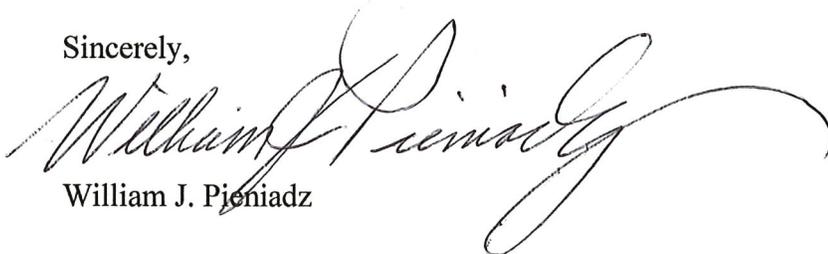
Re: Oxoboxo Heritage Multi-use Path: Permission to Evaluate Property

To Whom It May Concern:

We are land owners of _410 Maple Ave, Uncasville properties. We understand the Town of Montville is exploring the feasibility of developing a trail system connecting the Town schools, Community Center, Recreation complex to the Thames River. I am also a member of Picker's Pond LLC, for which we provided a similar letter. I wish to express our interest in working with the town to determine if the trail can be accommodated upon our land. To that end, we support the Town's application for the CT DEEP Recreational Trails Program for planning and design of the Oxoboxo Heritage Multi-use Path.

Please feel free to contact me if additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Pieniadz", with a large, sweeping flourish extending to the right.

William J. Pieniadz

Member

Advanced Associates, LLC
410 & 412 Maple Ave
Uncasville, CT 06382

December 15, 2025

Connecticut Department of Energy & Environmental Protection
Recreational Trails Program

Re: Oxoboxo Heritage Multi-use Path: Permission to Evaluate Property

To Whom It May Concern:

We are land owners of 410 and 412 Maple, Ave properties. We understand the Town of Montville is exploring the feasibility of developing a trail system connecting the Town schools, Community Center, Recreation complex to the Thames River. I am also a member of Picker's Pond LLC, for which we provided a similar letter. I wish to express our interest in working with the town to determine if the trail can be accommodated upon our land. To that end, we support the Town's application for the CT DEEP Recreational Trails Program for planning and design of the Oxoboxo Heritage Multi-use Path.

Please feel free to contact me if additional information.

Sincerely,


William J. Pieniadz

Manager

Attachment B: Project Description

Contents

Overview

Description

Component 1. Oxoboxo Heritage Trail: Oakdale to Palmertown

Component 2. Oxoboxo Heritage Trail: Palmertown to Thames River

Component 3. Thames River Blueway

Consistency with SCORP

Site Accessibility & User Group Information

Public Participation

Consistency with Review Guidelines

Conclusion





Attachment B: Project Description

Overview

Montville is at a moment when community vision, state investment, tribal partnership, and renewed energy around the Town Center align. Building upon the Community Investment Fund (CIF) Route 163 and 32 Study, the Town seeks to advance the **Oxoboxo Heritage Multi-use Path & Thames River Blueway System**, a project designed to link major affordable, attainable, and market-rate housing areas and commercial hubs with schools, civic facilities, parks, and the Thames River waterfront. This network will allow non-motorized uses and supports tourism, expands recreational opportunities, promotes healthy and active lifestyles, and strengthens the social fabric for users of all ages, abilities, and interests.

With the State's push for attainable housing (i.e. HB 8002) comes the need to provide equitable and attainable access to quality and unique recreational options. This corridor can readily achieve this. The fiscal demographics of the study corridor from Maple Ave at RT 163 to the Thames River, present a unique opportunity to provide easy and readily accessible recreational access to over 1,500 residential workforce units within 2.5 mile stretch and 1.5 SQ mile area. The 100% and 80% Area Median Income for Montville is \$110,300 and \$88,240¹, respectively. Utilizing no more than 30% used towards housing costs, this equates to a monthly mortgage (assuming 10% down, PITI and PMI insurance) of \$2,532, and \$2,056 or \$339,350 and \$244,326 purchase price. Home values through this corridor, based upon December 2025 GIS Current Appraised values range from approximately ~\$120,000 to ~\$250,000. Thus, confirming the workforce access potential this proposal sets forth.



The newly renovated Oxoboxo Loft is fully occupied 72 deed restricted affordable units with immediate access to the trail. View is looking south with RT 32 to the right (see Attachment C)

¹ Source; https://www.chfa.org/assets/1/6/027_Time_To_Own_-_AMI_Rev._5-18-251.pdf





This application focuses on **three integrated components** (see Attachment C: Route Map and Photographs):

1. Oxoboxo Heritage Trail – Oakdale to Palmertown

This segment will link the Middle and High Schools, Community Center, and Camp Oakdale to historic Palmertown, an early industrial settlement shaped by the Oxoboxo Brook.

2. Oxoboxo Heritage Trail – Palmertown to Thames River (Primary Focus Area)

This highly feasible alignment uses an abandoned rail corridor and public ROW to connect Palmertown to Bridge Street, Pequot Avenue, Route 163, Route 32, and ultimately the Thames River, terminating at a newly renovated boat launch and fishing pier funded by CT DEEP's Sportfishing Program.

3. Thames River Heritage Blueway

Beginning at the boat launch, the Blueway offers a water-based journey along the western shore of the Thames River, celebrating Mohegan history, early colonial settlement, and the region's natural resources.



What better way to begin and end your trip than overlooking the Thames River at the new fishing pier and boat launch, funded by DEEP Sportfishing Grant. Yale boat house in the distance.

Description

The project delivers something southeastern Connecticut has long lacked: a continuous, inclusive, and accessible multi-use trail and blueway that connects people to nature, history, and opportunity. Its excitement is matched by practicality, relying on underutilized land, former rail infrastructure, and direct access to the Town Center and waterfront. It advances long-standing POCD goals, supports recommendations from the ongoing CIF Revive & Renew Routes 163 & 32 initiative, and positions Montville to help meet regional demand for more than 7,000 new households. It is a moment for the Town and State to set a new standard for recreation, storytelling, mobility, and placemaking.

The Montville Heritage Trails System planning effort is the foundational step toward connecting neighborhoods, cultural sites, economic centers, schools, and natural assets through a coherent, safe, and accessible trail network.





For decades, Montville has lacked the continuous multi-use trail system common in other parts of Connecticut, leaving residents and visitors without equitable access to the waterfront, Town Center, schools, or civic destinations. The 2022 POCD identifies walkability, recreation access, and Town Center identity as essential to the Town’s future. The CIF Round 5 study reinforces this need, recommending multimodal connections to strengthen the Town Center and support reinvestment. This project is the mechanism that makes those recommendations real.

The current planning and design phase will define a feasible multi-use trail and blueway extending from Fair Oaks/Community Center to Palmertown, from Palmertown to Route 32/163, and from the Town Center to the Thames River. Together, these form the land-based **Oxoboxo Heritage Multi-use Path** and the water-based **Thames River Heritage Blueway**, each with its own interpretive narrative yet functioning as a single, integrated system.

The system will directly serve hundreds of existing housing units and more than 600 recently built or approved homes, including Oxoboxo Lofts, The Villages, Bridge Street redevelopment area, and the Depot Road and Dock Road neighborhoods—many of which lack safe pedestrian access today. The project closes a clear regional equity gap and provides a durable platform for health, mobility, and economic vitality.

Component 1: Oxoboxo Heritage Trail – Camp Oakdale to Palmertown

This component will evaluate the feasibility of a connection linking Oakdale’s schools, Community Center, and Camp Oakdale to Palmertown. It would utilize wide ROWs and, where needed, easements. This segment is an ancillary but important element of the overall system and will be funded through the Town’s match contribution.

Component 2: Oxoboxo Heritage Trail – Palmertown to Thames River (Primary Focus Area)

This is the central focus of the grant. The Oxoe alignment uses the abandoned rail corridor and public ROW to connect Palmertown to Bridge Street, Pequot Avenue, Route 163, Route 32, and the Thames River. Four segments are depicted on Attachment C.

Segment 1

A technically feasible land-based alignment utilizing the rail corridor. Landowners have expressed support, including willingness to allow access and explore trailhead or parking opportunities. The route would:

- Begin at Bridge Street, entering the Town-owned mill site (future 52-unit housing redevelopment).
- Follow the former rail line across underutilized land.
- Continue to Hamel Street and emerge at Pequot Avenue.
- Cross Pequot Avenue and proceed within ROW along its north side.

Segment 2





This segment crosses the Oxoboxo Brook from Town-owned land, passes beneath the I-395 corridor, then uses vacant Eversource land to reach the signalized I-395 off-ramp intersection. CTDOT District 2 supports adding a pedestrian phase to the existing signal to enable a safe Route 163 crossing. Minor private acquisition may be needed to maintain continuity.

Segment 3

This segment follows wide shoulders along Route 163 before entering private land to rejoin the abandoned rail line. The trail approaches the former Oxoboxo dam site (removed ~2020), where it will cross the Brook using remaining structural elements. A heritage park and trailhead are envisioned here, consistent with the Town Center framework in the CIF study.



Removed in 2018, the Oxoboxo Dam remains stand to tell the story of the Industrial Revolution and create a centerpiece to the future Town Center waterfront park, through which the trail will pass.

Segment 4

This segment ties the Oxoboxo Trail into the future Route 32 multi-use path. The Route 32/163 intersection will be planned concurrently with the Town Center improvements. The route proceeds toward the Thames River boat launch and fishing pier, completing the land-based connection to the Blueway.

The corridor uses public ROW, drainage and utility easements, WPCA property, and potential access from the former AES Thames Power Station site. It directly serves more than 300 homes and strengthens multimodal connections between the Town Center, Bridge Street redevelopment, and the waterfront.

Component 3: Thames River Heritage Blueway





This water-based trail begins at the newly renovated Dock Road boat launch and fishing pier. The route travels north through Houghton Cove and along the western Thames River shoreline, connecting historic landscapes including Norwich Harbor and Uncas Leap Heritage Park.

The Blueway provides a unique cultural and environmental experience, interpreting:

- Mohegan Tribal history and the Tribe's relationship with the river
- Early colonial settlement patterns
- The industrial rise of the Oxoboxo corridor
- The modern era of tribal economic development and regional employment

The Mohegan Tribe has expressed interest in participating in interpretive storytelling and exploring future access points, which may shorten paddling distances and create multi-day opportunities. The Blueway becomes both a cultural narrative and a tourism-oriented recreation asset that strengthens Montville's identity as a waterfront community.

Connections to the Town Center and CIF Investments

The Town Center is the anchor of the trail and blueway system. CIF Round 5 identified it as Montville's symbolic core and recommended pedestrian safety, placemaking, and streetscape enhancements. The pending CIF Round 8 application continues that work through civic campus improvements and multimodal design.

The trail system provides the missing connective tissue. It resolves the challenge that previously stalled CTDOT's LOTCIP application for the Route 32 multi-use path: the lack of a defined northern terminus. By analyzing crossing options, advancing alignment feasibility, and coordinating with Town Center improvements, this project will help position Montville for a strong LOTCIP resubmission and thus, further community connectivity.

Consistency with SCORP

The project meets all three SCORP goals by expanding equitable access, creating a destination recreation experience, and advancing resilient, environmentally responsible planning.

Goal 1: Equitable and Sustainable Access

The system fills a major regional gap by providing southeastern Connecticut's with continuous, family-friendly multi-use trail and blueway, an area of the State which lacks access to such enjoyable features which are prevalent through other areas of the State. It connects neighborhoods lacking efficient and safe pedestrian access to business cores—including multi-family housing, naturally occurring areas of affordable





housing and deed restricted affordable housing (Oxoboxo Lofts - 72 units; and Village Apartments -54 units and 120 planned). The project supports SCORP's equity and outreach strategies and includes active collaboration with the Mohegan Tribe, helping to convey its heritage through historic interpretation and awareness.

Goal 2: Enhance Outdoor Experience and Tourism

The trail and blueway create a destination-level amenity rooted in recreation, heritage interpretation, and natural resources. They complement DEEP's investment in the boat launch and fishing pier and reinforce POCD and CIF recommendations for experiential retail, small business growth, and a vibrant public realm. Southeastern, CT is a rich tourist destination with nearby Mystic, two casinos, and New London. This amenity will enhance the experience for visitors, enriching their time spent.

Goal 3: Address Climate Change and Promote Resiliency

The project minimizes new disturbance by using existing corridors and previously impacted areas. Feasibility work will evaluate floodplain conditions, tidal influence, and climate-adaptive design needs. The former Oxoboxo Brook dam located near RT 32 and 163 intersection was removed approximately 2018 (noted on Attachment C) and the FEMA flood areas depicted on the most recent maps are outdated. It is suspected the SFHAs from Pequot Avenue to east of RT 32 may be less than depicted. The Blueway encourages low-impact, human-powered recreation and supports long-term stewardship of the Thames River corridor. The corridor naturally exists and the Blueway planning will help bring awareness to a valuable natural, cultural and recreational resource.

Site Accessibility & User Group Information

The proposed trail system is intentionally designed to serve a broad and diverse set of users whose needs and circumstances have historically been unmet by Montville's existing infrastructure. The study area includes some of the town's most economically diverse and demographically varied neighborhoods, including mixed-income developments, long-established single-family areas, senior housing, and newly created workforce housing communities. Residents of the Oxoboxo Lofts—a state-funded adaptive reuse development providing workforce and income-restricted units—will be able to reach both the Town Center and the Thames River waterfront without driving, something that is currently impossible. The same is true for residents of The Villages, which is poised to add over one hundred affordable units immediately adjacent to the trail corridor, along with other households near Fair Oak Community Center and the Route 32/163 intersection. These neighborhoods include low- and moderate-income families, older adults, single-vehicle and no-vehicle households, and workers who rely on Route 32 as their primary travel corridor but who currently have no safe pedestrian or bicycle alternative.





From an accessibility perspective, the project is guided by the principle that mobility and recreation should not be restricted by age, physical ability, income, or access to a car. While the natural terrain and environmental protections may limit the full application of ADA standards in later construction phases, the planning effort will use the best available national guidance to maximize accessible trail design wherever feasible. This includes selecting alignments with moderate grades, avoiding unnecessary obstacles, and identifying suitable locations for ADA-compliant amenities such as accessible trailheads, inclusive seating areas, and rest points. The study will also integrate directly with the planned Route 32 multi-use path, which CTDOT has encouraged the Town to resubmit once the northern terminus is fully designed. Ensuring a seamless connection between that state-supported corridor and the Town Center is essential to accessibility, because it transforms Route 32 from a barrier into a spine that supports elderly residents, families with strollers, individuals with mobility limitations, and cyclists seeking an alternative to vehicular travel.



The I-395 overpass of Oxoboxo Brook also spans the abandoned rail line, upon which the future multi-use path will lay. The terrain from Bridge street to Route 32, a 1.5 mile stretch, can be 100% ADA compliant.

The future trail will be authentically multi-use in its intended design. It will support foot travel, running, walking, dog-walking, bicycling, and, where appropriate, low-speed wheeled devices such as scooters or adaptive mobility aids. Although equestrian or motorized use is not anticipated in the more urbanized sections of the corridor, portions of the upper trail segment will be evaluated to determine whether they can comfortably and safely support shared use. Ultimately, the project seeks to create a continuous, region-serving network that invites participation from residents and visitors alike while reinforcing equity, health, and social connection throughout Montville and the central-southeastern Connecticut region.

Public Participation

Montville places a strong emphasis on public participation in all major planning and design initiatives, and the development of the Montville Heritage Trails System will follow a robust and transparent process. Because the trail touches multiple neighborhoods, crosses civic and commercial areas, and interfaces with





several private landowners, the Town is committed to an engagement model that is both collaborative and accessible.

The planning effort will begin with individual meetings with key property owners, including those whose land may form part of the preferred alignment. Early one-on-one conversations will ensure that landowners understand the goals of the project, the non-binding nature of the planning phase, and the long-term community benefit associated with the trail system. These meetings will help identify concerns, opportunities for partnership, and potential refinements to routing alternatives.

The Town will also host a public open house at Town Hall, planned for a three-hour drop-in format (4:00 p.m. to 7:00 p.m.) to maximize convenience for residents with varied work schedules. This event will present mapping, early conceptual alignments, heritage interpretation ideas, and potential connections to the boat launch, civic campus, and surrounding neighborhoods. Residents will have opportunities to ask questions, mark up maps, and provide input on preferred routes and priorities.



The November 18, 2025 Renew and Revive Routes 163 and 32 public workshop drew a welcome crowd of participants. During this workshop the group envisioned a new RTs 163 and RT 32, and during which time the trail system was presented.

In addition, project information will be made available on the Town's website, where updates, draft maps, public notices, and feedback channels can be accessed at any time. As the study progresses toward a preferred alignment, the project team will share updated information with the Planning and Zoning Commission, Parks & Recreation Commission, and other relevant boards. At the conclusion of the planning phase, a final presentation will be delivered to the Town Council, demonstrating how community feedback informed the recommended route and outlining next steps for implementation funding. This deliberate and inclusive process ensures that the project reflects the needs and aspirations of Montville residents and that the Town can provide DEEP with clear evidence of public participation during the next project stage.





Consistency with Review Guidelines

The following provides a brief synopsis on how the proposal achieves certain levels of the evaluation criteria:

Land Ownership

Letters from land owners for the key parcels of land between Ample Ave to Pequot Ave to RT 32/163 intersection have been obtained and provided. (See Attachment C for locations)

Letter 1: Town Council Resolution: Attesting to support and utilization of town right of way as needed, including match support.

Letter 2: 362 RT 32: This parcel is an essential link to RT 32 along RT 163, provision of a public park, and crossing of Oxoboxo Brook at the remains of the dam.

Letter 3: B and D Auto Body: Property near I-395 allowing trail passage along frontage at point it will cross RT 163 to the south side. B and D Auto also owns the abandoned rail line which travels from the east side of I-395 and west side of I-395. This parcel abuts the owner of Letter 4.

Letter 4: DW Holdings, LLC: This property abuts B and D Auto Body and includes a substantial area of land on both sides of Pequot Ave and Hammel Street, here the rail line had traversed.

Letter 5: 9 Pequot Ave: Abuts DW Holding and may be an alternative route for the trail to access public ROW and/or become a trailhead for parking and amenities.

Remaining Letters are associated with parcels along Maple Ave west of Bridge Street and offer assist to evaluate the route further west.

Connecticut Greenways & Trail Connections

The Oxoboxo Heritage Trail & Thames River Heritage Blueway system advances a unique vision already identified in local and state planning documents. The land-based trail forms the missing spine connecting Bridge Street redevelopment, Palmertown, Camp Oakdale, and the Thames River waterfront. It directly links to municipal open space, WPCA land, and public ROW, strengthening internal town connectivity while positioning Montville to integrate with future regional greenways as eastern Connecticut's trail network expands.

This project, and others which are not directly linked to a CT greenway should not be overlooked as some locations simply do not have any opportunity and should be considered to create such amenity to residents and visitors, providing equal opportunity to natural resources and recreational/healthy options.





The Blueway component builds upon the Thames River's role as a regional heritage corridor (Last Green Valley) and can connect to resources in Norwich, including Uncas Leap Heritage Park and Norwich Harbor. Together, the land and water components form a multi-modal greenway with cultural, recreational, and environmental significance, consistent with priorities set forth by the CT Greenways Council and SCORP.

Community Connections

The project meaningfully expands access to recreation for communities that currently lack safe, direct trail connections. The Palmertown neighborhood, Bridge Street area, Oxoboxo Lofts, Village Apartments, and the entire Town Center corridor fall within an area with **no multi-use trail access** despite significant residential density and proximity to schools, public facilities, and riverfront assets.

The project creates new connections to the Montville High School and Middle School campus, the Community Center, Camp Oakdale, and the Town Hall civic campus, offering safe non-vehicular routes where none currently exist. For many residents, including those in workforce and income-restricted housing, the project provides the first meaningful access to a regional outdoor recreation network within a 10-minute walk or short drive.

This directly aligns with the grant program's goal of improving trail access in underserved areas.

User Groups Served

The network is intentionally designed to support multiple uses. The land-based trail will accommodate pedestrians, families, seniors, bicyclists, mobility-assisted users, runners, and nature observers. Based upon topography, the trail has very high potential to be ADA accessible from Bridge Street to RT 32 (1.5 Miles). The Blueway serves paddlers, anglers, environmental educators, cultural interpreters, and heritage tourism visitors. Together, the land and water routes form a multi-use recreational system that enriches year-round activity and expands choices for all ages and abilities.

Adherence to Local, Regional, and State Plans

The project is fully aligned with multiple existing planning documents:

- **Local:** 2022 POCD update; Revive & Renew Routes 163 & 32 Study; Montville Town Center planning; Parks & Recreation facility goals.
- **Regional:** SECCOG transportation and mobility priorities emphasizing multimodal connectivity, village centers, and access to nature.
- **State:** Connecticut SCORP goals (equity, visitor experience, climate resiliency); CT DOT mobility and bicycle/pedestrian design guidance; DEEP conservation and water access priorities.





The system directly advances SCORP Goals 1–3 by expanding equitable access, improving the quality of the recreational experience, strengthening tourism, and supporting climate-resilient mobility. This project is purposefully built from the ground up to implement the recommendations of these plans.

Accessibility / ADA

The Oxoboxo Heritage Trail is envisioned as an ADA-compliant from Bridge Street to RT 32, a 1.5 mile segment. Trail heads will provide for accessible parking, signage and seating as may be applicable to each location. Where brief segments require alternative designs due to slope or structural limitations, the project will incorporate accessible trailheads, overlooks, and connections to ensure broad usability. The Blueway component will also explore ADA-adapted kayak launch design and accessible interpretive features. Overall, accessibility is central to the Town’s intent, not an afterthought.

Equity / Service to Underserved Populations

The trail system provides new opportunities for neighborhoods with gaps in access to recreation, tourism assets, and riverfront experiences. Residents of workforce and income-restricted housing (Oxoboxo Lofts and Village Apartments), older adults, youth, and lower-income families stand to benefit directly. The Oxoboxo Trail travels primarily through areas of natural occurring affordability.

The system brings outdoor access to those who currently have none—meeting the strongest definition of equity under the grant criteria.

The fiscal demographics of the study corridor (see image next page) from Maple Ave at RT 163 to the Thames River, present a unique opportunity to provide easy and readily accessible recreational access to over 1,500 residential workforce units within 2.5 mile stretch and 1.5 SQ mile area. The 100% and 80% Area Median Income for Montville is \$110,300 and \$88,240², respectively. Utilizing no more than 30% used towards housing costs, this equates to a monthly mortgage (assuming 10% down, PITI and PMI insurance) of \$2,532, and \$2,056 or \$339,350 and \$244,326 purchase price. Home values through this corridor, based upon December 2025 GIS Current Appraised values range from approximately ~\$120,000 to ~\$250,000. Thus confirming the workforce access potential.

² Source; https://www.chfa.org/assets/1/6/027_Time_To_Own_-_AMI_Rev._5-18-251.pdf





Environmental & Cultural Review

The planning study includes a feasibility-level environmental and cultural review consistent with DEEP expectations. This includes wetland review at critical areas, FEMA flood mapping review (including consideration of the removed dam), NDDB and aquifer protection screening, cultural landscape review in coordination with the Mohegan Tribe, and identification of all likely permitting requirements. Because this is a planning project, the study will not complete formal permitting but will define what future permits will be required and which segments present environmental sensitivities. This early review ensures that subsequent design phases proceed efficiently and responsibly.

Public Support & Participation

Public outreach is embedded into every component of the study. Community engagement has been initiated and includes one on one meetings with residents and land owners, including a public workshop under CIF Round 5 Route 163/32 corridor planning, public sessions conducted for Town Center reimagining efforts, and partnership discussions with local residents and businesses.





The planning study will include a project-wide public open house at approximately 70 percent completion, along with targeted engagement with landowners, the Mohegan Tribe, CTDOT, Eversource, and neighborhood representatives.

Letters of support accompany the application, reinforcing strong multisector alignment.

Maintenance Plan

Montville intends to manage the Oxoboxo Heritage Trail and Thames River Heritage Blueway through its Parks & Recreation Department, supported by Public Works and coordinated with the Land Use Department. The planning study, through staff time, will include a maintenance strategy identifying:

- routine trail upkeep
- vegetation management
- inspection schedules for crossings and structures
- Surface replacement and maintenance
- trash removal
- signage and interpretation maintenance
- accessibility needs
- potential volunteer or partner stewardship programs
- long-term cost responsibilities

Additional Considerations

Prior Participation

Montville has successfully administered major DEEP-aligned initiatives, including the state-funded boat launch and pier renovation, the Oxoboxo Lofts redevelopment partnership, and the Revive & Renew Routes 32 & 163 planning study. The Town has a strong record of oversight, financial management, and grant execution.

Past funding / Geographic Distribution

Montville has not received funds under this grant program. And Southeastern Connecticut is significantly underserved by multi-use trail systems compared to other parts of the state. And the Thames River is an under appreciated recreational asset with limited access. This project fills a regional void and establishes a high-impact recreational anchor in a community and region not traditionally funded for trail development.





Innovation

The project combines land and water trails, heritage interpretation, dam-removal landscape reuse, tribal storytelling, and adaptive reuse of industrial corridors. This hybrid heritage + mobility + recreation model is rare in Connecticut and can serve as a replicable blueprint for other communities with similar landscapes. We have engaged the Mohegan Tribe whom enthusiastically expressed their support. This system can bring their heritage and story to the forefront through interactive planning and outdoor experiences.

Conclusion

This project positions Montville to create southeastern Connecticut's first meaningful multi-use trail and blueway, linking neighborhoods, civic spaces, natural assets, and the waterfront in a way the community has envisioned for decades. It builds directly on the Revive & Renew Town Center work, complements DEEP's investment in the Dock Road boat launch and fishing pier, and establishes a connected system that expands recreation, promotes equity, strengthens economic vitality, and tells the full cultural story of Montville and the Mohegan homeland. The Montville Heritage Trails System is not simply a recreation initiative; it is the backbone of the Town's next era of growth, identity, and connection.



Attachment C: Trail Route & Photographs



FOCUS AREA

TO CAMP
OAKDALE &
SCHOOLS

OWNER
LETTERS 6+

UTILIZE EXISTING BRIDGE STREET
CROSSING OR SHARED STREET
VIA TOWN LAND

TOWN OWNED LAND

OWNER: ABANDONED RAIL

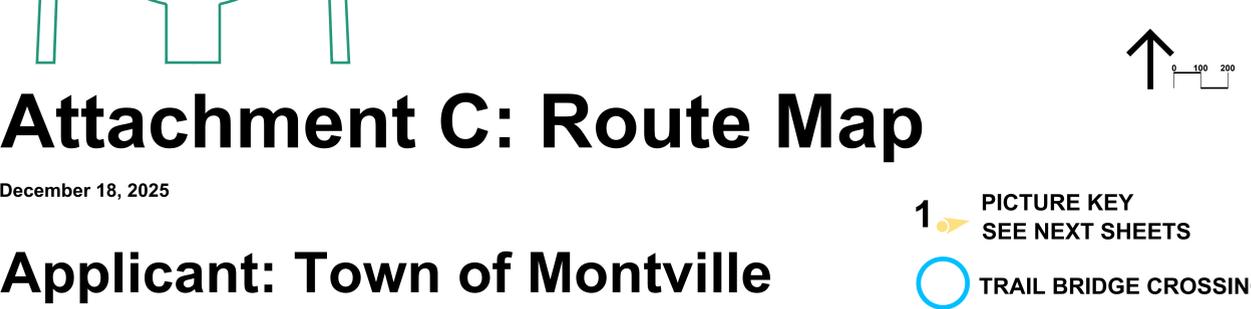
OWNER: EVERSOURCE

OWNER: WPCO

OWNER: MOHEGAN SUN CASINO

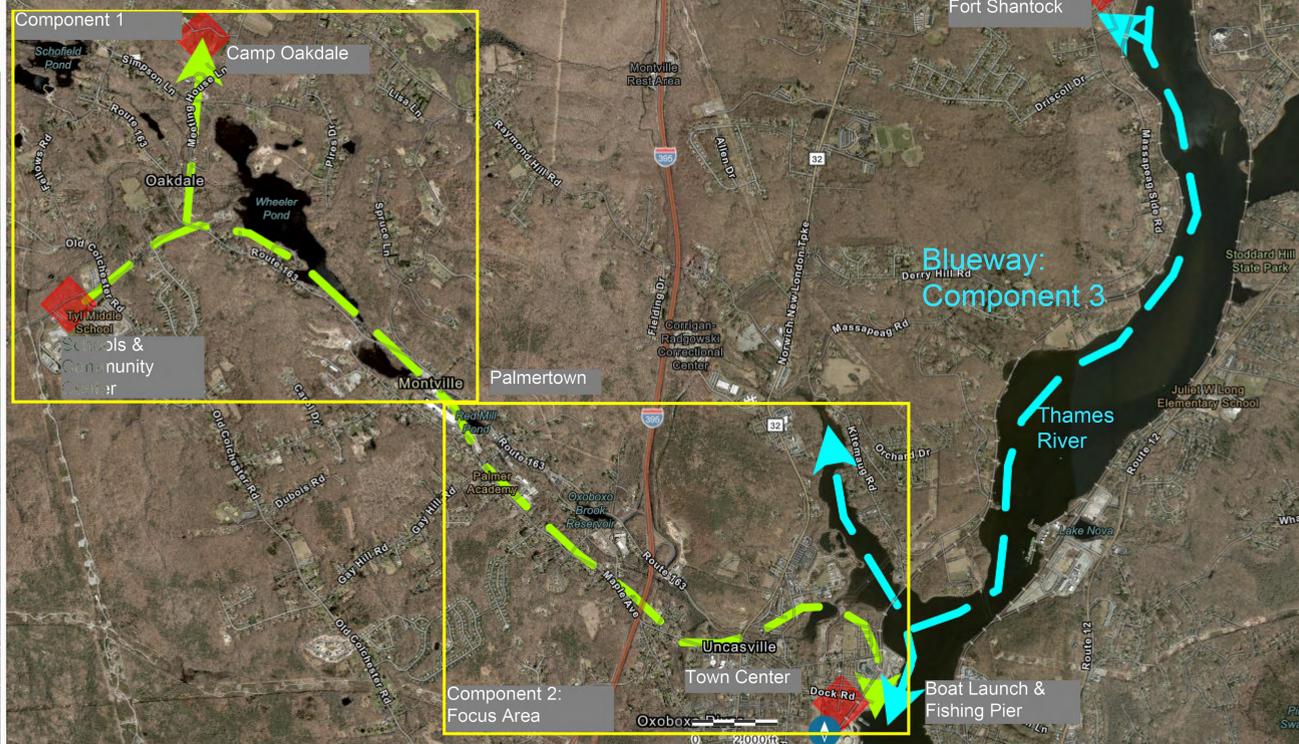
OWNER: STATE OF CONNECTICUT

OWNER: PRIVATE



Overall Vision

Routing is diagrammatic only and subject to further investigation

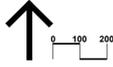


Attachment C: Route Map

December 18, 2025

Applicant: Town of Montville

- 1 PICTURE KEY SEE NEXT SHEETS
- TRAIL BRIDGE CROSSING



RENOVATED BOAT LAUNCH AND NEW FISHING PIER FUNDED BY CT DEEP SPORTFISHING PROGRAMMING



1a. Palertown: Bridge St looking south, bridge over former rail.



1b. Palertown: Bridge St looking north to village post office and businesses along RT 163



2a. Town owned property subject of 52 residential units. Property will convey trail after redevelopment.



2b. View looking east from town property toward rail line.



3. View of rail bed from Hamel Street looking west.



4. View of rail bed looking east; used by local scrap yard. path and uses will require separation; owner engaged in conversation



5. View from rail bed toward



6. View of rail bed/path along Oxoboxo Brook heading towards the I-395 bridge, under which the rail line travels.



7. View under the I-395 bridge. Space is ample for the path's passage.



8. View under I-395 from east side looking west.



9A. View of signalized intersection with ample sight lines for crossing and ped phase addition.



9B. View of crossing looking to north side landing.



10. View of ROW along RT 163; limited private land owner coordination required.



11. View of RT 163 ROW.



12. View of RT 163 ROW.



13. Abandoned rail line segment.



14. Remnants of former dam will create unique interest to the trail story and as an amenity to a new future park.



15. Existing Dam remains could be utilized for bridge crossing points, leading to the RT 32 and 163 crossing.



16. A view of the dam remains from stream level.



17. View of Crescent Street from RT 32 at Oxoboxo Loft entry. Trail can readily serve this 72 unit affordable housing development.



18. Blumenthal Drive may readily accommodate shared use with path network.



19. View from Pink Row looking east along abandoned rail line.



20. View of abandoned railway at crossing of Cemetery Pond.



21. View east from terminus of Depot Road, intersection of path's off site route towards abandoned railway.



22. View south from Depot Road, a quiet street readily available for multi use path shared segment.



23. View looking south of Peter Ave where sharrow is easily possible.



24. View of boat launch to be renovated via DEEP Sportfishing Grant.



25. View looking south at renovated boat launch and fishing pier funded by DEEP Sportfishing Grant.

Attachment C: Photos

December 18, 2025

Applicant: Town of Montville

Attachment D: Support Letters





State of Connecticut
GENERAL ASSEMBLY

December 3, 2025

Re: Support for the Town of Montville – CT DEEP Recreational Trails Program Application

To whom it may concern,

It is our pleasure to offer this letter in strong support of the Town of Montville's application to the Connecticut Department of Energy & Environmental Protection (DEEP) Recreational Trails Program. We have reviewed the Town's proposal to study and plan a multi-use path connecting Fair Oak Community Center, Palmertown, the Route 32/163 intersection, and the recently renovated boat launch and fishing pier, along with a related Blueway assessment. In our view, this project is well aligned with DEEP's program goals and represents an important investment in multimodal access, outdoor recreation, and community connectivity.

The proposed study will help link neighborhoods, civic facilities, the Thames River, and emerging redevelopment areas, supporting safe and equitable access for pedestrians and cyclists. These efforts will complement the ongoing Revive & Renew Routes 163/32 planning initiative and the Town's vision for a more walkable and connected Town Center. This effort also complements the State's investment in the nearby Oxoboxo Lofts (72 affordable units) and Village Apartments (160 new affordable units), the latter recently receiving \$8.5 million for the construction.

We are particularly encouraged by Montville's intention to integrate trail planning with transportation, recreation, environmental stewardship, and long-range community development objectives.

Thank you for your consideration of this application.

Respectfully,

Handwritten signature of Cathy Osten in blue ink.

Cathy Osten
State Senator, 19th District

Handwritten signature of Martha Marx in blue ink.

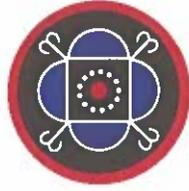
Martha Marx
State Senator, 20th District



Nick Menapace
State Representative, 37th District



Nick Gauthier
State Representative, 38th District



Mohegan
Tribe
MUNDU WIGO

December 2, 2025

Connecticut Department of Energy & Environmental Protection
Recreational Trails Program
79 Elm Street
Hartford, CT 06106

Re: Support for the Town of Montville – CT DEEP Recreational Trails Program Application

To Whom It May Concern:

On behalf of The Mohegan Tribe, I write in strong support of the Town of Montville's application to the CT DEEP Recreational Trails Program. The proposed multi-use path linking Fair Oak Community Center, Palmertown/Bridge Street, the Route 32/163 intersection, and the recent state investment in the renovated boat launch and fishing pier represents a meaningful connection between people, land, and water.

The Tribe recognizes the importance of these linkages. This project will create safe and accessible opportunities for residents and visitors to engage with nature and reach the Thames River waterfront. The blueway evaluation aligns with the Tribe's historic relationship with the River and supports opportunities for interpretation and education.

The project complements significant state-supported residential investments, including:

- Oxoboxo Lofts, a state-funded adaptive reuse development supported by federal and state historic tax credits and LIHTC financing
- The Village Apartments, which are expanding through state \$8.5 million housing investment.

These developments will house hundreds of residents who need access to recreation, open space, and safe mobility options.

Importantly, should both this Trail Grant and the Town's CIF Round 8 application be awarded, they will create a unified network of north-south and east-west routes converging at the Town Center.

The Mohegan Tribe is proud to support this effort.

Sincerely,

James Gessner
Chairman

THE MOHEGAN TRIBE

TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION
310 Norwich-New London Turnpike, Uncasville, CT
Phone: (860) 848-6779 – Email: dgoderre@montville-ct.org

November 18, 2025

Connecticut Department of Energy & Environmental Protection
Recreational Trails Program
79 Elm Street
Hartford, CT 06106

Re: Support for Town of Montville – CT DEEP Recreational Trails Program Application

Dear Review Committee:

At its regular meeting of November 18th, the Montville Planning & Zoning Commission voted to support the above referenced application and submits this letter in favor of the Town of Montville’s application to the CT DEEP Recreational Trails Program. Our Commission is responsible for guiding land-use policy and ensuring that development is consistent with the 2022 Montville Plan of Conservation and Development (POCD). The proposed multi-use path project directly advances several POCD goals related to connectivity, recreation access, public health, and strengthening village centers.

The POCD identifies the Route 32/163 area—including Palmertown, the Town Hall campus, and adjacent neighborhoods—as a priority corridor for improved pedestrian and bicycle mobility. The proposed path linking Fair Oak Community Center, Palmertown/Bridge Street, the Route 32/163 intersection, and the renovated boat launch and fishing pier is consistent with these objectives and provides a clear implementation step toward a more walkable, business-friendly corridor.

The Commission also views this project as an important tool for economic support. The Route 32 area continues to experience residential investment, including the state-supported Oxoboxo Lofts and the expanding Village Apartments, which received \$8.5 million from the Department of Housing. As these units come online, the availability of recreational and mobility amenities becomes increasingly important in sustaining local businesses and attracting new ones. The proposed blueway evaluation likewise aligns with POCD goals to activate the Thames River as a public and economic asset.

The Trails Grant, if awarded, will provide the foundation for significant future improvements. When paired with the Town’s CIF Round 8 application, the combined

initiatives will create a coordinated system of north–south and east–west connections, converging at the Town Center, furthering both access and economic opportunity.

For these reasons, the Commission respectfully requests your full consideration of this application.

Sincerely,

A handwritten signature in black ink, reading "William J. Pieniadz". The signature is written in a cursive style with a large, sweeping flourish at the end.

William Pieniadz, Chairman
Montville Planning & Zoning Commission



Southeastern Connecticut Enterprise Region

19-B Thames Street PO Box 867 • Groton, Connecticut 06340
860-437-4659 • Fax: 860-437-4662 • E-mail: secter@secter.org

November 18, 2025

Connecticut Department of Energy & Environmental Protection
Recreational Trails Program
79 Elm Street
Hartford, CT 06106

Re: Support for Town of Montville – CT DEEP Recreational Trails Program Application

Dear Review Committee:

On behalf of the Southeastern Connecticut Enterprise Region (seCTer), I am pleased to express our support for the Town of Montville's application to the CT DEEP Recreational Trails Program. The proposed multi-use path linking the Fair Oak Community Center, Palmertown/Bridge Street, the Route 32/163 business area, and extending to the renovated boat launch and fishing pier is a strategic infrastructure investment that advances recreation, connectivity, and economic vitality in the region.

With hundreds of new units coming online and strong demand for walkable, amenity-rich communities, this project will enhance resident retention, attract families, and support local businesses.

Further, the inclusion of a blueway study strengthens recreation tourism potential along the Thames River corridor, promoting spending in the Town Center and enhancing the region's competitiveness.

Importantly, should this Trails Grant and the concurrent Community Investment Fund Round 8 Planning Grant be awarded, these investments will create north-south and east-west connections converging at the Town Center, maximizing public value and positioning the town for future funding opportunities.

We respectfully urge your favorable consideration.

Sincerely,

Paul Whitescarver
Executive Director
Southeastern Connecticut Enterprise Region (seCTer)
pwhitescarver@secter.org
(860) 437-4659 x201

**TOWN OF MONTVILLE
Parks & Recreation Commission
Regular Meeting – November 19, 2025 -- 6:30 p.m.
Town Council Chambers**

MEETING MINUTES

Comments will only be accepted at times designated for public comments by the Chair of the meeting. The Montville Town Council Rules of Procedure, decorum, timeliness, and suitability shall be followed and enforced.

1. Call to order.

Chairperson Stone called the meeting to order at 6:36 p.m.

2. Pledge of Allegiance.

All stood and pledged the flag.

3. Roll Call.

Present were Chairperson Rocky Stone and Commissioners Noah Carver, Jon Chase, Mary Hillman, Morgan Matthewson, John Plikus and Deborah Schober. Vice-Chair William Barlow and Commissioner Matt Beaupre were absent. A quorum was present.

Also present were Recreation Director Peter Bushway, Mayor Lenny Bunnell (7:59 p.m.) and Town Council Liaison Kate Southard (6:42 p.m.).

4. Alternations to the Agenda -- None

5. Remarks from the Public regarding items on the Agenda (3-minute limit). None

6. Presentation from Girl Scout Troop 36042 – add “fairy houses along one hiking trail.

Members of Girl Scout Troop 36042 gave a presentation to the Commission about having fairy houses along one hiking trail. Girl Scouts Emmiline and Jasmine spoke about the installation of a fairy trail as an interactive process to encourage teamwork that is good for the community. This effort would also be a means to get more people outside into the environment. Questions were asked by the Commission regarding the size of the fairy houses; what does a fairy village look like and what is meant about using elements from the trail for the fairy houses. Chairperson Stone asked that information is gathered and given to Recreation Director Bushway for discussion at the next Commission meeting. Scout Leader Melissa Clark spoke on a fairy village that was on display at the library and remarked that the village creates scenes for people to play with. Detail and a description of intention and insuring that Public Works will not remove the fairy houses from the trail was also mentioned by the Scout Leader.

7. Presentation from, Dennis Goderre, Land Use and Development – CT Recreational Trails Application

.....
Land Use and Development Director Dennis Goderre reported that the Department is pursuing a grant feasibility study for the renovated boat launch, Route 82 and a recreational trail. The grant from DEEP would include planning, design and discussion of the trail along from the boat launch up the Thames River to Route 82—a blue way “greenway” but along the water. Resolution was passed by the Town Council at its meeting last week for a request of \$80,000. Support was asked of the Commission for the grant application that has a due date of December 18, 2025. A planning grant is also being submitted for intersection design work for Route 32. The next meeting of the Town Council is December 17. Chairman Stone remarked having mixed feelings about the project; Commissioner Chase provided history on the trail work conducted by the Boy Scouts and control by the Commission according to the Town Charter. Director Goderre noted that there will be engagement with the community regarding the function and purpose of the trail.

Motion by Commissioner Carver; seconded by Commissioner Matthewson to acknowledge the Commission support for the CT Recreational Trails Application. Discussion: none. **Voice vote: 7-0-0, all in favor. Motion carried.**

8. To Consider and Act on a Motion to Approve:

a. The Meeting Minutes of September 17, 2025.

Motion by Commissioner Carver; seconded by Commissioner Matthewson to approve the Regular Meeting Minutes of September 17, 2025. Discussion: none. **Voice vote: 7-0-0, all in favor. Motion carried.**

9. Recreation Director’s Report November 2025.

Recreation Director Bushway reviewed his November 2025 report as follows:

- Work continues on the Community Investment Grant that requires a letter from the Commission and the Town Council.
- Trick-or-Trunk was attended by 984 kids in the gathering of nearly 2,500 given the chilly weather.
- Basketball clinics began on Monday, November 17th at 6:00 p.m. and is ongoing for the week in order to form teams.
- Chairperson Stone commented on the grass this coming through the cracks of the parking lot at Camp Oakdale. The issue has been reported to the Town Council Chair, Mayor Bunnell and Town Council Liaison Southard in addition to concerns about the arrows and lanes that were noticed on the plans for the lot. The arrows on the lot are not very noticeable and will be referred to Public Works Director Carlson. The DOT has standards that the Town must comply with per Commissioner Plikus.
- Ten (10) applications have been received for the Holiday Parade that will include a Community Sing with the high school choir from 3:00 p.m. to 4:30 p.m. in Town Council Chambers and the high school band at the Town Council entrance from 4:30 p.m. to 5:00 p.m. followed by the parade. Also, there are giveaways for the Town Council. Volunteers are needed at 3:00 p.m. for staging. Two (2) judges are also needed.

10. Report from Finance.

Attachment E: Scope of Work





Attachment E: Scope of Work

This Scope of work is organized into the three coordinated components presented in prior sections. Each component includes major topic areas to guide tasks, deliverables, and expected outcomes. The structure below supports clarity for reviewers and provides consultants with a defined organization for their work program.

1. Component 1: Oxoboxo Heritage Trail – Camp Oakdale to Palmertown

(Auxiliary Planning Segment Supported by Town Match)

Component 1 establishes the feasibility of a northern connection between Camp Oakdale, the Community Center, the schools, and the Palmertown district. Work is primarily desktop- and field-observation–based, intended to identify whether viable routing options exist and what level of investment may be needed in the future.

1.1 Base Mapping & Inventory

The consultant will assemble GIS layers, roadway widths, parcel boundaries, environmental constraints, topography, and utility locations to frame the routing environment. This mapping will serve as the foundation for alignment alternatives.

An inventory will document land use patterns, ROW widths, potential pinch points, environmental constraints (wetland, rock outcrops, NDDB), and logical connection points to schools, Camp Oakdale, and Palmertown. The intent is to identify the corridor’s natural opportunities and friction points.

1.2 Field Visits & Desktop Review

Curbside field visits will be conducted at strategic locations, such as possible road crossings, tight ROW areas, or segments where a trail may need to deviate from roadway shoulders. These visits serve to validate desktop assumptions rather than establish engineering-level detail. The consultant will evaluate all base conditions using aerial imagery, GIS, and available town data, identifying logical routing corridors and likely easement needs. This step synthesizes the environmental, mobility, and ownership factors that shape alignment feasibility.





1.3 Routing with Alternatives / Order-of-Magnitude Costs /Phasing

A primary routing concept and up to two alternate concepts will be prepared. These alignments will reflect physical constraints, safety considerations, and long-term connectivity goals, including the eventual link to the core Palmertown–Thames River corridor. Cost ranges will be prepared for each alignment alternative. Estimates will reflect trail type, surface, crossing needs, shoulder enhancements, and any anticipated structures. Based on routing complexity and cost, the consultant will outline potential phasing strategies that could allow Montville to implement the connection in stages as funding becomes available.

1.4 Deliverable: Summary Memo

A concise written summary will compile the base mapping, existing conditions, feasibility routing, cost ranges, and recommended next steps. Component 1 findings will be presented at the project-wide 70 percent open house.

2. Component 2: Oxoboxo Heritage Trail – Palmertown to Thames River

(Primary Focus Area and Core of Grant-Funded Work)

Component 2 provides the technical backbone of the project: establishing a feasible, culturally rich, and environmentally grounded trail from Palmertown to the Thames River using an abandoned rail corridor, public ROW, and strategic utility corridors. The work here becomes the conceptual foundation for future permitting, design, and capital budgeting.

2.1 Base Mapping & Site Visits

The consultant will prepare detailed GIS mapping of ownership, ROW, wetlands, watercourses, slopes, utilities, drainage easements, SFHAs, and street geometry. This base map will serve as the central reference for all routing, environmental, and structural decisions across the four segments depicted in Attachment C.

Field reconnaissance will be conducted along the entire corridor, with special attention to the former dam area, the rail corridor, the I-395 underpass, Route 163 shoulders, and transition zones between public





ROW and private parcels. Field notes will identify practical opportunities for crossing, alignment refinement, and trailhead placement.

2.2 Land Records Review & Limited Field Survey (2–3 Locations)

A targeted review will be completed to determine ownership conditions, outstanding easements, historic encumbrances, and any property complications relevant to trail routing. This is focused research, intended to clarify issues rather than complete full title histories.

Survey crews will collect spot elevation data, structural information, or topographic reference points at up to three critical locations. Likely survey points include the former dam crossing, steep slope areas, and alignment transition points where precise data improves feasibility assessments.

2.3 Wetland Evaluation – Field Review

A wetland scientist will conduct field reconnaissance to verify mapping, sketch approximate boundaries, and flag any areas that appear sensitive for routing decisions. This is not a full delineation but a feasibility-level assessment to identify avoidance opportunities and likely permitting needs.

2.4 Alternative Routing Analysis

Primary and alternative route concepts will be developed for each segment. Alternatives may be driven by property rights, environmental avoidance, user experience, or engineering feasibility. Concepts will illustrate transitions from rail corridor to roadway shoulders, segments under I-395, and the link to the future Route 32 multi-use path.

2.5 Cost Estimates (Segment/Phase-Based)

Construction cost estimates will be prepared for each of the four segments. Costs will be broken into logical project phases and will include trail surfacing, drainage improvements, structural needs at the dam site, site amenities, and potential acquisition or easement elements.





2.6 Oxoboxo Heritage Park – Concept Design

At Route 163/32, the consultant will prepare a concept plan for **Oxoboxo Heritage Park**, a proposed trailhead and interpretive focal point. The concept will illustrate circulation, gathering space, overlooks, interpretive locations, parking opportunities, site furnishings, and integration with Town Center improvements and the future Route 32 multi-use path.

2.7 Permitting Requirements Overview

A feasibility-level permitting matrix will identify which state, federal, and local permits are expected for future construction. This may include inland wetlands, floodplain management, CTDOT encroachment, and Army Corps considerations. Early clarity will support Montville’s ability to plan for next steps following the study.

2.8 Deliverable Report

A comprehensive narrative report will compile all tasks, mapping, routing alternatives, park concept design, cost estimates, and permitting considerations. This document becomes the Town’s principal planning tool to advance the project into design and implementation.

3. Component 3: Thames River Heritage Blueway

Component 3 establishes the conceptual framework for a cultural, environmental, and recreational water route extending from the Dock Road boat launch north to Haughton Cove, Uncas Leap, and Norwich Harbor. The consultant will assess access points, paddling conditions, interpretive opportunities, and collaborative roles with the Mohegan Tribe and the City of Norwich.

Deliverables include a storyboard of Blueway themes, a definition and implementation outline, an inventory of cultural and natural points of interest, and recommendations for future access and programming.





4. Public Participation (Provided by In-kind services with Consultant support)

4.1 Meetings

Throughout the project outreach with land owners and stakeholders will occur. It is envisioned that up to 12 property owner meetings will be required and conducted on a single day, coordinated for attendance and efficiency. Town staff will lead majority of the outreach efforts and coordinate all meetings and events.

4.2 Open House

One public open house will be conducted from 4-7pm at Town Hall. Staff will be present to answer questions and discuss the trail alignment, features and overall vision. A representative from the Consultant team will be asked to attend and prepare the necessary materials.

4.3 Web based

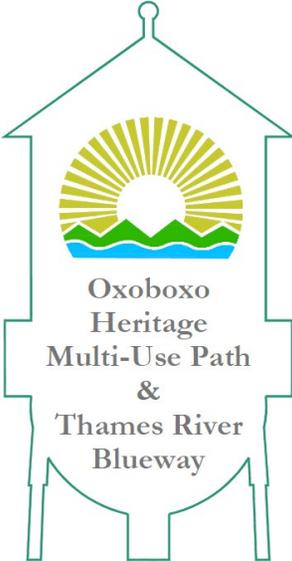
Town Staff will prepare necessary materials and update a webpage designated to the project. The website will outline the project, components and provide updates associated with the each stage of the projects stage.

4.4 Town Council Presentation

A final presentation of findings will be provided to the Town Council in an open meeting format and at which time Council members, and if Council so allows, public may ask questions.



Attachment F: Project Cost Estimates





Attachment F: Project Cost Estimates

Task #	Fee	Task Name
1.		Component 1: Oxoboxo Heritage Trail – Camp Oakdale to Palmertown
1.1	\$ 2,500	Base Mapping & Inventory
1.2	\$ 2,500	Field Visits & Desktop Review
1.3	\$ 5,000	Routing with Alternatives / Order-of-Magnitude Costs / Phasing
1.4	in above	Deliverable: Summary Memo
	\$ 10,000	
2.		Component 2: Oxoboxo Heritage Trail – Palmertown to Thames River
2.1	\$ 5,000	Base Mapping & Site Visits
2.2	\$ 7,500	Land Records Review & Limited Field Survey (2–3 Locations)
2.3	\$ 5,000	Wetland Review – Field Sketch
2.4	\$ 30,000	Alternative Routing Analysis
2.5	\$ 10,000	Cost Estimates (Segment/Phase-Based)
2.6	\$ 5,000	Oxoboxo Heritage Park – Concept Design
2.7	\$ 2,500	Permitting Requirements Overview
2.8	\$ 5,000	Deliverable: Summary Report
	\$ 70,000	
3.		Component 3: Thames River Heritage Blueway
	\$ 10,000	
4.		Public Participation and Expenses
4.1	\$ 5,000	Meetings
4.2	\$ 5,000	Open House Consultant*
4.3	Staff	Web based
4.4	Staff	Town Council Presentation
	\$10,000	

Notes:

1. Open house materials will be prepared under scope items 1 and 2; Open House fee not reflective of all preparation time.

