

# SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

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TO: Montville Planning and Zoning Commission  
FROM: Amanda Kennedy, Deputy Director  
DATE: June 28, 2022  
SUBJECT: Additional Information re: June 6, 2022 Comments by Anthony Siragusa

I have reprinted Mr. Siragusa's June 6, 2022 comments below in blue and provided additional information where appropriate.

Page 3 1<sup>st</sup> para. A "1" exists in the middle of the sentence. Is it needed.

- The 1 is a reference to the footnote at the bottom of page. It should be corrected to be displayed in superscript.

Page 3 3<sup>rd</sup> para. How is the Town of Montville Planning and Zoning involved on the regional level?

- Municipalities are required to consider housing needs of the region in both planning and zoning. I have reprinted the relevant language below, emphasis added.
  - Connecticut General Statute 8-2 provides the conditions under which municipal zoning commissions are authorized to regulate land use:
    - **Sec. 8-2. Regulations.** (a) The zoning commission of each city, town or borough is authorized to regulate, within the limits of such municipality, the height, number of stories and size of buildings and other structures; the percentage of the area of the lot that may be occupied; the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, including water-dependent uses... Such regulations shall be made in accordance with a comprehensive plan and in adopting such regulations the commission shall consider the plan of conservation and development prepared under section 8-23... Such regulations shall also encourage the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, **for all residents of the municipality and the planning region in which the municipality is located...**

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## Member Municipalities:

Bozrah \* Colchester \* East Lyme \* Franklin \* Griswold \* Borough of Jewett City \* City of Groton \* Town of Groton \* Lebanon \* Ledyard \* Lisbon \* Montville \* New London \* North Stonington \* Norwich \* Preston \* Salem \* Sprague \* Stonington \* Stonington Borough \* Waterford \* Windham

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- Connecticut General Statute 8-23 states that municipalities shall adopt local plans of conservation and development, and directs that such plans address the need for affordable housing, both locally and at the regional level:
  - 8-23(e)(1) Such plan of conservation and development shall... (G) make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, **for all residents of the municipality and the planning region in which the municipality is located.**

Page 21 Additional Strategies.

Tax reductions should be made for all seniors. This would encourage other senior to move to town, offsetting the cost for the tax relief. A proposed plan has existed in town for years and could be implemented by the Town Council. (See attached)

Page 21 Additional Strategies.

Consider a rebate program only if the State pays.

Page 21 Additional Strategies.

The recommendations are to help low income families buy property. Why are energy efficiency programs in Strategies?  
That is not appropriate.

- Connecticut's energy efficiency programs can be useful to prospective home buyers as they can be used to finance necessary HVAC repairs/replacement and insulation projects which also improve the affordability of the home over the long term.

Page 21 Additional Strategies.

Grants or ARPA Funds should be handled on a regional level.

- Both of the referenced funding programs are available for municipal use only. The Small Cities grants are federal CDBG funds administered by the State of Connecticut and awarded to towns for local use. The reference to ARPA funds was to the funds awarded to municipalities through the federal American Rescue Plan Act's State and Local Fiscal Recovery Funds program, which has allocated just under \$5 million to the Town of Montville, to be programmed by 2024 and used by 2026.

Page 21 Additional Strategies.

Policies in the 2022 POCD should be defined here so people know what they are acting on.

- The first three items in the right column were intended to be formatted as a single item. It should be edited to read:

Implementation of policies recommended in the 2022 POCD:

- Evaluate progress of units built under the Town's existing Affordable Housing Regulations
- Designate areas within sewer district boundary for higher density development, i.e., lots less than 20,000 square feet

Page 21 Additional Strategies.

The question of parking is controversial. Two person households should have two spaces. Why make their life difficult because they don't have a lot of money?

- PA 21-29 states that unless a municipality opts out of the provision, it shall not require more than one off-street parking space be provided for a one-bedroom unit. PA 21-29 does not prevent the voluntary provision of additional off-street parking.

Page 21 Additional Strategies.

An Affordable Housing Committee is to do what?

- The proposed standing Affordable Housing Committee would exist to ensure implementation of the plan. In addition to reviewing progress at regular intervals, the Committee and its members could serve as liaisons to the Board of Selectman and other entities to advance recommendations not under the jurisdiction of Planning and Zoning, such as the proposed expanded tax relief and tax rebate programs.