

TOWN OF MONTVILLE
OFFICE OF THE PLANNING DIRECTOR
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MEMORANDUM FOR THE RECORD

June 28, 2022 PZC Meeting
Prepared by *Liz Burdick*, Planning Director
on 6/28/22

APPLICATION: PZ #22PZ1 for adoption of the Town of Montville Affordable Housing Plan.

APPLICANT(S): Town of Montville Planning and Zoning Commission.

LEGAL: Submitted to Planning Dept. on 4/20/22. Date of Receipt by PZC: 4/26/22. DRD N/A - PZC Application.

PROPOSAL: Adoption of the 2022 Montville Affordable Housing Plan pursuant to CGS 8-30j.

PLANNER COMMENTS:

The first Draft of the 2022 Montville Affordable Housing Plan (AHP), dated April 19, 2022, was presented to the Commission by Amanda Kennedy, Deputy Director, Southeastern CT Council of Governments (SCCOG) at its April 26, 2022 meeting.

Following said review, all comments received by staff were forwarded to Amanda Kennedy at SCCOG. Ms. Kennedy incorporated various revisions following Commissioner comments into the draft Affordable Housing Plan and revised it on May 20, 2022.

The Commission, at its 5/24/22 regular meeting, set a public hearing for the application. In addition to advertising the public hearing in the Day legal classifieds, a press release was published in the Day newspaper advising the date of the hearing on 6/4/22 with a link to the draft Plan and encouraging public comments. To date, no comments have been received.

The revised draft Plan was referred to the Town Council and the Council, at its June 16, 2022 meeting, resolved to forward a favorable report supporting the Plan to the PZC.

Comments by Commissioner Siragusa received on 6/6/22 were addressed in a memo from Ms. Kennedy dated June 28, 2022, as well as in a memo from Tax Assessor, Lucy Beit dated June 27, 2022.

STAFF RECOMMENDATION: Conduct public hearing. After the close of the public hearing, if there are no additional recommended revisions to the Draft Plan dated 5/20/2022, adopt the 2022 Montville Affordable Housing plan with conditions with an effective date of 6/28/22.

The following MOTION is suggested for any favorable approval:

I make a MOTION to approve and ADOPT the 2022 Montville Affordable Housing Plan, as amended to May 20, 2022, Effective June 28, 2022, with the following conditions:

1. Page 3, 1st paragraph. A “1” exists in the middle of the sentence. The 1 is a reference to the footnote at the bottom of page. It should be corrected to be displayed in superscript.

2. Page 21 Additional Strategies. Policies in the 2022 POCD should be defined.

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

- 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.

Additional Conditions/Revisions as follows: Add as needed.