

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

*VIA EMAIL: [tmay@montville-ct.org](mailto:tmay@montville-ct.org)*

November 19, 2025

Tim May, Chairman  
Montville Town Council  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

**RE: C.G.S. § 8-24 Review for the sale of 20 Bridge Street (082-080-000).**

Dear Chairman May:

The Planning and Zoning Commission, at its November 18, 2025 regular meeting, voted unanimously to forward a FAVORABLE REPORT to the Town Council for the sale of 20 Bridge Street (082-080-000) with the following comments:

- a. All parcels (8,14,20,22 Bridge Street) shall be combined.
- b. An easement in favor of the Town of Montville shall be granted for future trail, drainage, access and fire department access as indicated in the attached staff report dated November 17, 2025.

Please contact me at (860) 848-6779 with any questions. Thank you.

Sincerely,



Meredith Badalucca, CZEO  
Assistant Planner  
Department of Land Use & Development

Enclosure

C: Leonard Bunnell, Mayor  
William Pieniadz, PZC Chairman  
Julie Chapman, Finance Director

**TOWN OF MONTVILLE**  
**Land Use & Development Department**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
**Telephone: (860) 848-6779**

**Staff Report Prepared by Meredith Badalucca on 11/17/25**

**C.G.S § 8-24 Referral:** For the sale of 20 Bridge Street (082-080-000).

Staff received a request for a C.G.S. §8-24 review and report to the Town Council for the sale of 20 Bridge Street from Mayor Bunnell on September 26, 2025. The Mayor stated in his request "The town may be interested in putting up for sale, town owned property at 20 Bridge St. Please initiate the required 8-24 review at your earliest convenience. This is in conjunction with the property at 8, 14 and 22 Bridge St."

**Background:**

- Per the Field Card, the Town of Montville (Public Works Row) obtained ownership of this parcel on March 12, 1932.
- August 8, 1996, Assistant Planner Thomas Sanders received a call regarding water draining into 14 Bridge Street from 20 Bridge Street.
- August 8, 1996, Assistant Planner Sanders forwarded a letter (attached) to Mayor Dougherty regarding the above.
- August 9, 1996 a letter (attached) from Assistant Planner Sanders to Allen Cohen explaining the matter was referred to the Mayor and Public Works Director. The Mayor referred the matter to the Town Attorney.
- Memo dated 8/21/96 from Assistant Planner Sanders to the Public Works Subcommittee (attached) explaining the drainage issue. In this memo, Assistant Planner Sanders gave the history of the parcel. He indicated: "Town acquired property sometime in the 1930's. Appears that the reason for acquisition was to access the Palmer House which was used for a school and library in the past. Neither structure exists today. Original access to the house was along a driveway between the mill buildings on Lots 79, 78 & 77. Lots 79 & 81 have rights to pass over Lot 80. Lot 81 is improved with a single family dwelling." He further gave his opinion that this parcel (20 Bridge Street) may no longer be needed by the town. However, there were some legal questions that were being addressed by the Town Attorney regarding liability and how to correctly dispose of the property. He further inquired if the committee would want to dispose of the property that an 8-24 review would need to be brought to the Planning and Zoning Commission.
- August 21, 1996 Public Works Subcommittee meeting minutes (attached) discussed the drainage issues.
- February 22, 2022 and 8-24 Review was completed for the sale of 8, 14 & 22 Bridge Street. The PZC voted to send a favorable report to the Town Council. (Staff report attached)

**Staff Comments:**

This parcel consists of 0.23 acres and is located within the Light Industrial Zoning District. The frontage and width of the parcel is approximately 15 feet. The GIS shows an intermittent stream

to the rear of the parcel. The state wetlands layer indicates the rear of the parcel to be alluvial and floodplain soils. A portion of the property is located within Flood Zone AE.

Minimum requirements of Section 12 – Light Industrial (LI) District:

Lot size: 40,000 square feet

Frontage: 100 feet

Front yard setback: 50 feet

Side yard setback: 30 feet

Rear yard setback: 50 feet to residential or 30 feet to commercial or industrial

Given the size and layout of the parcel, it does not meet the zoning requirements of the Light Industrial (LI) District. Therefore, should the Commission decide to recommend a favorable report to the Town Council, staff would recommend that the parcel be conveyed with 8, 14 and 22 Bridge Street. As part of any site plan approval for future development, the parcels shall be combined.

Staff further recommends that the Commission consider requesting an easement in favor of the Town of Montville for any future trail project.

This parcel is located within the Job Investment Area on the Future Land Use Map in the POCD. This includes infrastructure investment, commercial, light industrial, industrial, mixed use and municipal uses.

**Agency Referrals:**

- |                |  |
|----------------|--|
| Public Works:  | Comments dated 11/12/25 “No comment from public works.”  |
| Town Engineer: | Comments dated 11/12/25 “There is a stormwater infrastructure across this property. CLA would recommend that the Town retain drainage easements and easements for access to the infrastructure prior to sale. No other comments.”                                    |
| WPCA:          | Comments dated 11/10/25 “WPCA has no objection.”   |
| Assessor:      | Comments dated 11/13/25 “The Assessor’s Office has no comments at this time.”  |
| Fire Marshal:  | Comments dated 11/12/25 “The Fire Marshal’s office doesn’t object to the sale of the property. The Montville fire service and the Fire Marshal’s office would like to continue using the property to access the emergency water source at the rear of the property.” |
| Building:      | Comments dated 11/12/25 “The Building Department has no adverse comments on the proposed sale of this Right of Way access.”  |
| Police Dept.:  | Comments dated 11/4/25 “The Montville Police Department has no comments at this time, regarding the sale of 20 Bridge Street.”   |

**Suggested Motions:**

***FAVORABLE:***

I make a Motion to forward a Favorable Report in accordance with C.G.S. §8-24 to the Town Council for the sale of 20 Bridge Street for the following reasons: **MUST STATE REASON(S)**

*UNFAVORABLE:*

I make a Motion to forward an Unfavorable Report in accordance with C.G.S. §8-24 to the Town Council for the sale of 20 Bridge Street for the following reasons: **MUST STATE REASON(S)**

TOWN OF MONTVILLE  
**PLANNING & ZONING DEPARTMENT**  
310 NORWICH-NEW LONDON TURNPIKE  
UNCASVILLE, CONNECTICUT 06382

PATRICK J. DOUGHERTY  
MAYOR  
TOWN OF MONTVILLE

DATE: AUGUST 8, 1996

REFERENCE: IMPULSE DESIGN 14 BRIDGE ST.

DEAR PATRICK:

THIS MORNING I RECEIVED A CALL FROM MR. ALLEN COHEN ABOUT WATER DRAINING INTO HIS BUILDING FROM LAND OWNED BY THE TOWN OF MONTVILLE. SEE ATTACHED MAP. LOT 80 IS TOWN PROPERTY, LOT 79 IS THE REFEREED PROPERTY. IT APPEARS THAT LOT 80 WAS DEEDED TO THE TOWN TO ACCESS THE OLD PALMER RESIDENCE WHICH AT ONE TIME WAS A SCHOOL AND LIBRARY. LOT 81 HAS A RIGHT TO PASS OVER LOT 80 FOR ACCESS TO THE DWELLING.

FILL HAS BEEN PLACED ABOVE THE FOUNDATION OF THE STRUCTURE AND HAS DETERIORATED THE BRICK WALLS. WHO PLACED THE FILL AND WHEN IT WAS PLACED ARE QUESTIONS THAT PROBABLY HAVE NO ANSWERS. THE THING NOW IS TO CORRECT THE PROBLEM.

THIS IS ANOTHER ONE OF THOSE PROPERTIES THAT WE HAVE NO NEED FOR AND AS THE OWNER OF THE PROPERTY WE MAY BE HELD RESPONSIBLE.

RESPECTFULLY,

THOMAS E. SANDERS  
ASSISTANT PLANNER

TOWN OF MONTVILLE  
**PLANNING & ZONING DEPARTMENT**  
310 NORWICH-NEW LONDON TURNPIKE  
UNCASVILLE, CONNECTICUT 06382

AUGUST 9, 1996

IMPULSE DESIGN  
ATTN: ALLEN COHEN  
14 BRIDGE STREET  
MONTVILLE, CONNECTICUT 06353

DEAR MR. COHEN:

I HAVE DISCUSSED YOUR PROBLEM WITH THE MAYOR/PUBLIC WORKS DIRECTOR AS THIS IS HIS AREA OF RESPONSIBILITY. THE MAYOR HAS REFERRED IT TO THE TOWN ATTORNEY AS THE TOWN MAY NO LONGER HAVE USE FOR THE LAND. IF THERE IS SOME EASY METHOD TO TRANSFER THIS LAND TO YOU THE TOWN WOULD LIKE TO DO SO.

I ASSUME THAT AS SOON AS THE MAYOR HEARS FROM THE TOWN ATTORNEY HE WILL BE CONTACTING YOU TO RESOLVE YOUR PROBLEM.

RESPECTFULLY,

THOMAS E. SANDERS  
ASSISTANT PLANNER

TO: PUBLIC WORKS SUBCOMMITTEE

FROM: ASSISTANT PLANNER

DATE: 8/21/96

REFERENCE: BRIDGE ST. MAP 82 LOT 80.

COUNCILOR FEINBERG:

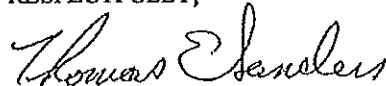
A PROBLEM HAS ARISEN REGARDING FILL ON THIS TOWN OWNED PARCEL. THE FILL HAS STARTED TO DETERIORATE THE STRUCTURE ON LOT 79. THEY NEED TO EXCAVATE AND PUT DRAINAGE ALONG STRUCTURE. TOWN ACQUIRED PROPERTY SOMETIME IN THE 1930'S. APPEARS THAT THE REASON FOR ACQUISITION WAS TO ACCESS THE PALMER HOUSE WHICH WAS USED FOR A SCHOOL AND LIBRARY IN THE PAST. NEITHER STRUCTURE EXISTS TODAY. ORIGINAL ACCESS TO THE HOUSE WAS ALONG A DRIVEWAY BETWEEN THE MILL BUILDINGS ON LOTS 79, 78 & 77. LOTS 79 & 81 HAVE RIGHTS TO PASS OVER LOT 80. LOT 81 IS IMPROVED WITH A SINGLE FAMILY DWELLING.

I HAVE REFEREED THE PROBLEM TO THE MAYOR/PUBLIC WORKS DIRECTOR AND THE TOWN ATTORNEY.

MY RESEARCH ON THE PROBLEM HAS LBD ME TO THINK THAT THIS IS ANOTHER ONE OF THOSE PARCELS THAT THE TOWN NO LONGER HAS A NEED FOR. THERE ARE SOME LEGAL QUESTIONS THAT ARE BEING ADDRESSED BY THE TOWN ATTORNEY. TOWN LIABILITY AND HOW TO CORRECTLY DISPOSE OF THE PROPERTY.

IF YOUR COMMITTEE FEEL THAT WE MAY WANT TO DISPOSE OF THE PROPERTY I WILL BRING YOUR REQUEST TO THE PLANNING AND ZONING COMMISSION FOR AN 8-24 REVIEW.

RESPECTFULLY,



THOMAS E. SANDERS  
ASSISTANT PLANNER

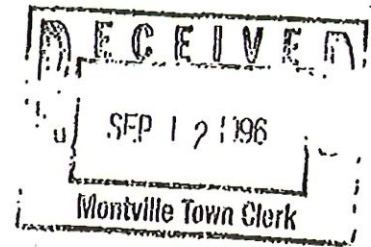
ENCLOSURES:

14 Bridge Street  
Montville, Connecticut  
Page Two

2. Certain dam rights and flowage rights as set forth in an instrument from Elisha H. Palmer to Francis B. Loomis, dated April 1, 1862 and recorded April 2, 1862 in Volume 17, Page 91 of the Montville Land Records.
3. Certain water rights in favor of Carmichael Robertson as set forth in an instrument from Edward A. Palmer, Elisha L. Palmer, Frank L. Palmer and George S. Palmer, dated January 16, 1888 and recorded January 16, 1888 in Volume 24, Page 268 of the Montville Land Records.
4. Right of way in favor of Joseph B. Latimer and the heirs of the Estate of Ellis Palmer as set forth in an Administrator's Deed from George S. Palmer, Administrator of the Estate of Edward A. Palmer to the Palmer Brothers Company, dated May 23, 1899 and recorded June 2, 1899 in Volume 25, Page 385 of the Montville Land Records.
5. Certain rights to maintain a dam on Oxoboxo Brook as set forth in an instrument from Frank L. Palmer and Elisha L. Palmer to the Palmer Brothers Company, dated May 23, 1899 and recorded June 2, 1899 in Volume 25, Page 393 of the Montville Land Records.
6. Right of way for railroad purposes in favor of The New London Northern Railroad Company as set forth in an instrument from Joseph S. Latimer, dated July 31, 1899 and recorded January 31, 1900 in Volume 25, Page 456 of the Montville Land Records.
7. Certain dam rights as set forth in an Agreement by and between The Palmer Brothers Company and the Norwich Savings Society, dated May 5, 1900 and recorded January 22, 1901 in Volume 25, Page 544 of the Montville Land Record.
8. Certain rights of way as set forth in a Warranty Deed from the Palmer Brothers Company to Frederic W. Mercer, dated March 10, 1932 and recorded March 12, 1932 in Volume 43, Page 298 of the Montville Land Records.
9. Certain rights of way as set forth in a Warranty Deed from Frederic W. Mercer to the Town of Montville, dated March 10, 1932 and recorded March 12, 1932 in Volume 43, Page 299 of the Montville Land Records.
10. Right of way as set forth in a Quit Claim Deed from The Oxoboxo Realty Company to Harry A. Abramson, dated November 6, 1946 and recorded November 19, 1946 at 3:45 p.m. in Volume 53, Page 113 of the Montville Land Records.
11. TOGETHER WITH a right of way over a 18 foot strip conveyed to the Town of Montville by Frederick W. Mercer as set forth in a Warranty Deed from The Oxoboxo Realty Company to Inland Paper Board Company, Inc., dated October 1, 1936 and recorded October 1, 1936 at 4:00 p.m. in Volume 43, Page 630 of the Montville Land Records.
12. TOGETHER WITH a right of way for pipe line over a 5 foot strip leading from New London Northern Railroad, now the Central Vermont Railroad, to Oxoboxo Brook as set forth in a Warranty Deed from The Oxoboxo Realty Company to Inland Paper Board Company, Inc., dated October 1, 1936 and recorded October 1, 1936 at 4:00 p.m. in Volume 43, Page 630 of the Montville Land Records.
13. Pole line easement in favor of The Southern New England Telephone Company granted by Inland Paper Board Company, Inc., dated April 3, 1939 and recorded May 6, 1939 at 9:00 a.m. in Volume 48, Page 336 of the Montville Land Records.

**MONTVILLE TOWN COUNCIL**  
**PUBLIC WORKS SUBCOMMITTEE**

Minutes of Meeting of August 21, 1996



Chairperson Feinberg called the meeting to order at 4:00 p.m. in the Uncasville School.

Motion to approve the minutes of last month's meeting by Chairperson Feinberg, second by Clr. Knighton. Voice Vote 2-0 favor. Motion carried

**NEW BUSINESS:**

1. LEGG PROPERTY/MAPLE AVE Chairperson Feinberg explained that the property the Legg's are seeking was what they deeded over to the Town back when the Senior Center's proposed site was at Maple Avenue. The site proved to be unsuitable and the land from the Legg's was never used.

Motion by Clr. Knighton, second by Chairperson Feinberg to forward this request to the Planning & Zoning Commission for their consideration and subsequent recommendation to the Committee/Council. Voice Vote 2-0 favor. Motion carried.

2. AVERY LANE CULVERT Planning Director Marcia Vlaun explained that this culvert needs cleaning and possibly reconstructing. A review of the drainage basin needs to be done before it is determined if the culvert size is sufficient. More investigation is necessary. No action taken on this item.

3. OAKDALE HEIGHTS - Simpson Lane Paving Chairperson Feinberg advised that she has been approached by residents of this development. They would like the paving list to be reviewed and re-prioritized.

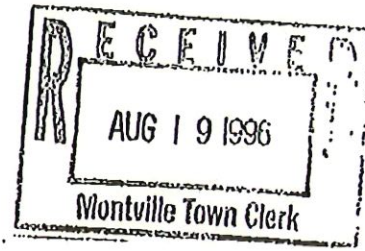
4. BRIDGE ST/Town of Montville property, Map 82, Lot 80 Sanders received all from Mr. Cohen who is the owner of Impulse Design- the Town in 1930 sometime, acquired parcel number 80. Mr. Cohen needs to dig up a portion of parcel number 80. Over the years there's been some fill put in 80 who knows when or why, now it is above the foundation of the mill and deteriorating the walls of the mill. The Town Attorney is looking at it right now for potential liability. The committee agreed that it is necessary to hear back from the Attorney before any further action can be taken.

5. FRIENDSHIP LANE Resident Mr. Tunucci called Tom Sanders who promised he would pass long to this Committee that there's no way for plow trucks to turn around and so snow gets overaccumulated on his property from both our trucks and the Board of Education, and his property washes out. The Committee has noted the problem and will take this problem into consideration.

There being no further business for the Committee, Chairperson Feinberg declared the meeting adjourned at 4:38 p.m.

Chairperson Marie Feinberg

MF:cc 9/11/96



**PUBLIC WORKS SUBCOMMITTEE**

**AGENDA - August 21, 1996 4:00 P.M. Uncasville School**

1. CALL MEETING TO ORDER
2. MINUTES
3. NEW BUSINESS
  1. Maple Avenue, Legg property deeded to Town for Senior Center
  2. Avery Lane - Culvert
  3. Oakdale Heights - Simpson Lane Paving
  4. Bridge Street - Town of Montville property, Map 82, Lot 80
  5. Friendship Lane -- Erosion problem off of town road

**TOWN OF MONTVILLE**  
**OFFICE OF THE PLANNING DIRECTOR**  
310 Norwich-New London Turnpike, Uncasville, CT 06382  
Telephone: (860) 848-6779  
Email: [lburdick@montville-ct.org](mailto:lburdick@montville-ct.org)

**MEMORANDUM FOR THE RECORD**

February 22, 2022 PZC Meeting  
Prepared by *Liz Burdick*, Planning Director  
on 02/22/22

**Property Address:** 8, 14 & 22 Bridge Street, Montville, CT  
**Application:** C.G.S § 8-24 Referral for Sale of Properties

The Town of Montville would like to sell 14 Bridge St., as well as adjacent properties 8 Bridge St and 22 Bridge St., which requires a report from the Planning & Zoning Commission to the Town Council in accordance with C.G.S. §8-24 (Municipal Improvements).

A report entitled "Community Relations Plan, U.S. EPA Brownfields Revolving Loan Fund Grant/Loan, 14 Bridge Street Remediation Project, Montville, Connecticut, May 2010" (copy attached) states, in part **"The current plan is to foreclose on the property and transfer it to Impulse Design. The town feels by remediating the property, blight concerns will be addressed and there will be improvement to the safety of the building as well creating opportunities for expansion of business and increased industrial usage of the entire building."**

The following Motion is suggested for any favorable recommendation:

I make a Motion to forward a Favorable Report in accordance with C.G.S. Section 8.24 to the Town Council for the sale of Town Property located at 8 Bridge Street, 14 Bridge Street, & 22 Bridge Street, Montville, CT as the sale of the properties will create opportunities for expansion of business & increased industrial use of the existing buildings and further the Town's goal of creating economic development opportunities.

Should the Commission vote to forward an unfavorable report to the Town Council, it shall state the reasons for same.

**Community Relations Plan**  
**U.S. EPA Brownfields Revolving Loan Fund Grant/Loan**  
**14 Bridge Street Remediation Project**  
**Montville, Connecticut**  
**May 2010**

**Overview**

The purpose of the Community Relations Plan (CRP) is to describe the communication strategy of the Connecticut Department of Economic and Community Development and the **anticipated site owner**, the Town of Montville to address the needs and concerns of the residents of Montville potentially affected by the proposed remediation of environmental contamination present at 14 Bridge Street, Montville. The CRP outlines how the Town will continue to involve affected residents and local organizations in the decision-making process regarding the environmental cleanup at the site.

**Spokesperson and Information Repository**

The Spokesperson for this project is Brian Dillon, who may be contacted at:

Department of Economic and Community Development  
505 Hudson Street  
Hartford, CT 06106  
860-270-8156  
Brian.Dillon@ct.gov

The Information Repository for the project is located at:

Office of the Mayor  
Montville Town Hall  
310 Norwich New London Turnpike  
Uncasville, CT 06382

The Town Hall will be open during normal business hours, Monday through Friday, 8:00 a.m. to 4:30 p.m. to review environmental reports pertaining to the assessment and remediation of the site. All public meetings will be held at the Town Hall. Select documents prepared as part of this project will also be available on the Town of Montville website at: [www.montville-ct.org](http://www.montville-ct.org).

**Site Description and History**

**Site Location**

The property is located at 14 Bridge Street in Montville, Connecticut and is shown on the Town of Montville Tax Assessor's Map 082, Lot 79. The total parcel size is approximately 1.07 acres, based on Tax Assessor's records. The northern and eastern

sides of the property around the building are paved. A railroad spur was previously located along the eastern side of the onsite structure. To the south of the building, the land is generally wooded. A small intermittent stream abuts the site to the south and flows east to Oxoboxo Brook. The Montville Tax Assessor's records indicate that the building is approximately 58,200 square feet. The building is divided into four sections (bays) with an additional one-story rear boiler room and is wood-framed construction with masonry walls. Impulse Design Inc, an existing tenant in the partially occupied building, will acquire the site after the remediation is complete. Remediation of this site will be undertaken using grant and loan funds from DECD's EPA Statewide Revolving Loan Fund.

### **Site History**

The existing factory building was constructed sometime in the late 1800s or early 1900s. Its original use was as a warehouse for bedding products, and then paper waste and finished products. In the late 1950s, All Time Manufacturing purchased the property; the specific use by All Time Manufacturing is unknown. It was subsequently occupied by Finley Screw Machine Products, Jayfro Corp. (sporting goods manufacturing), Acme Wire Products, Displaymakers (trade exhibits), and Impulse Design (designs and constructs trade exhibits) since circa 1985.

### **Nature of Threat to Public Health and Environment**

Environmental Site Assessments (ESAs) were completed for the site in January 2009. The investigation has identified the release of contaminants related to historical use and has characterized the nature and extent of the contamination at this property. The site has several environmental concerns where release areas have been detected at the following locations; former chemical storage and use areas, air vent discharge areas, boiler room, above ground storage tanks, and underground storage tank locations. The site also contained a former pond and a railroad spur where soils are impacted by releases or are comingled with other release areas. The shallow soils have been impacted mostly by petroleum hydrocarbons. Lead and arsenic contamination was identified at the above ground storage tank locations and arsenic was identified in soils beneath the boiler room.

A Remedial Action Plan (RAP) has been completed for the site which discusses the remedial approach and the process to achieve compliance with State of Connecticut remediation standards. The RAP includes the removal of UST/ASTs, excavation and off-site disposal of contaminated soil and the potential use of institutional controls (environmental land use restriction).

### **Community Background**

#### ***Community Profile***

The land use in the site vicinity is mixed industrial, commercial, and residential. Residential property is located directly to the north of the site across Bridge Street. Rand Whitney Container Board is located further to the north. Dunn's Tire Service is located to the northwest on Maple Avenue. All Time Manufacturing (aluminum products manufacturer) abuts the site to the east, and has a facility to the east across Oxoboxo

Brook. Various commercial businesses are located on Route 163 to the east of the site, including Brandon's Towing. Brandon's Towing was the site of Bellanger's Gas Station. This business had a historical gasoline release, which has affected groundwater in the site vicinity, including the subject site, according to the Connecticut Department of Environmental Protection (CTDEP). Southwest of the site is the Montville Public Works garage.

The Site is within Census Tract 6952.01 having within that tract 4,945 persons of whom fall below poverty level. 5.8% of the population falls below the poverty level.

#### **Chronology of Community Involvement**

The Town is foreclosing on the property for delinquent taxes. Over the past several years, the Town has worked closely with the *Impulse Design, Inc. and local officials* in planning the investigation and cleanup of the site. Community Outreach efforts have included *Town Council meetings*.

Community involvement will consist of the following outreach effort appropriate to the scale of this project:

Publish a notice of the intent to remediate in the Local newspaper - <i>Newspaper (other languages?)</i>	date
Conduct a public meeting to inform interested residents of the scope and duration of the project	date time
Start of Remediation	date
Completion of Remediation	date
<i>Redevelopment/renovations of the site</i>	date

The public meeting will be conducted at:

*Montville Town Hall, 310 Norwich New London Tpke Uncasville, CT 06382*

#### **Key Community Concerns:**

Any concerns of the local residents about the nature and extent of environmental contamination and the proposed re-use plans for the site will be addressed as part of this Community Relations effort. Information will be shared with residents concerning the types of contaminants that were discovered during the investigation and the corresponding environmental risks. Proposed cleanup plans will also be discussed.

Community concerns will be solicited in the public notice to be published in the *New London Day* on *DATE* and at the public meeting to be held *DATE*.

### **Continued Community Involvement**

A legal notice will be placed in the [New London Day](#) to notify residents of a public meeting regarding the proposed remedial actions. In conformance with Brownfields Cleanup Revolving Loan Fund requirements, the legal notice will also announce that the information repository on this project, including the environmental assessments and other environmental information is located at the Montville Town Hall at [310 Norwich New London Turnpike Uncasville, CT](#), and is available for viewing during business hours, by appointment, and on the Town of Montville website, [www.montville-ct.org](http://www.montville-ct.org). The notice will also announce the start of the thirty-day comment period on the ABCA/RAP.

The Town will accept comments on the ABCA/RAP during the comment period and will provide written responses as necessary which will become part of the administrative record. Residents can contact the spokesperson at any point during the project with questions and they will be answered and responded to as appropriate.

The information repository will be updated with the inclusion of all meeting minutes, status report and other communications. Project documents will remain in the Information Repository for 14 days following the conclusion of the remedial actions. Project documents will be on file with DECD for a minimum of three years following the closing of the grant.

[The current plan is to foreclose on the property and transfer it to Impulse Design. The town feels by remediating the property blight concerns will be addressed and there will be improvement to the safety of the building as well creating opportunities for expansion of business and increased industrial usage of the entire building.](#)

**TOWN OF MONTVILLE  
PLANNING & ZONING COMMISSION  
310 Norwich New London Tpk  
Uncasville, CT. 06382  
Phone: (860) 848-6779**

February 23, 2022

Thomas McNally, Chairman  
Montville Town Council  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

**RE: C.G.S. §8-24 Review for Sale of 8, 14 & 22 Bridge Street, Montville, CT  
(082-078/079 & 081-000)**

Dear Chairman McNally:

The Planning and Zoning Commission, at its February 22, 2022 regular meeting, voted unanimously for forward a **FAVORABLE REPORT** to the Town Council pursuant to C.G.S. §8-24 (Municipal Improvements) for the sale of 8, 14, & 22 Bridge Street, Montville, CT. Attached please find a copy of my memorandum for the record, dated February 22, 2022.

Please contact me at (860) 848-6779 with any questions. Thank you.

Sincerely,

  
Liz Burdick  
Planning Director

Enclosures

C: Ronald McDaniel, Mayor  
Terry Hart, Finance Director



# 20 Bridge St

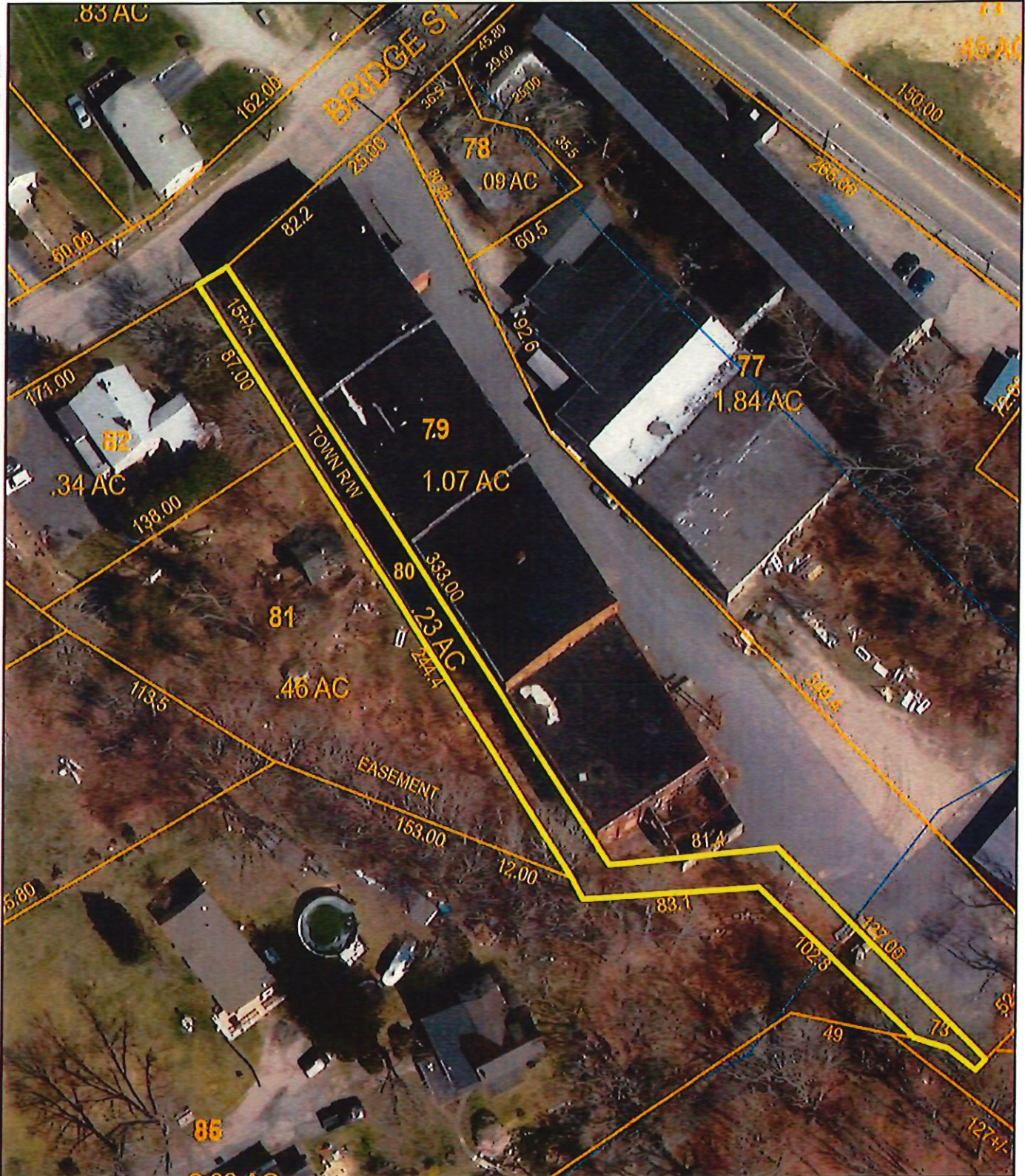
Town of Montville, CT

1 inch = 65 Feet



[www.cai-tech.com](http://www.cai-tech.com)

November 12, 2025



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# 20 Bridge St - Wetlands Layer

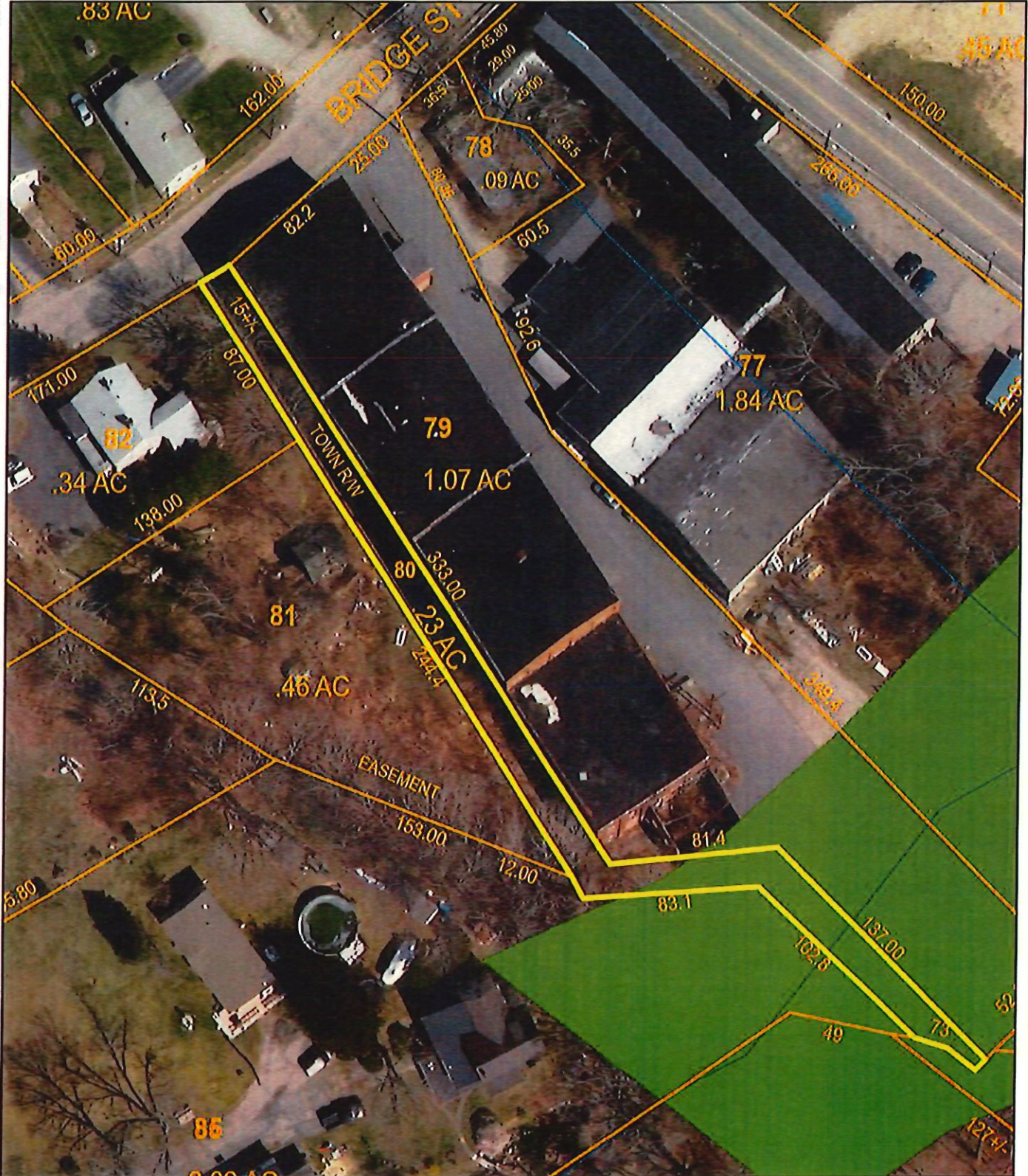
Town of Montville, CT

1 Inch = 65 Feet



[www.cal-tech.com](http://www.cal-tech.com)

November 12, 2025



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# 20 Bridge St - Flood Zone AE in green

Town of Montville, CT

1 Inch = 65 Feet

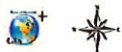


[www.cal-tech.com](http://www.cal-tech.com)

November 12, 2025



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November 12, 2025

# Central Railroad

Town of Montville, CT

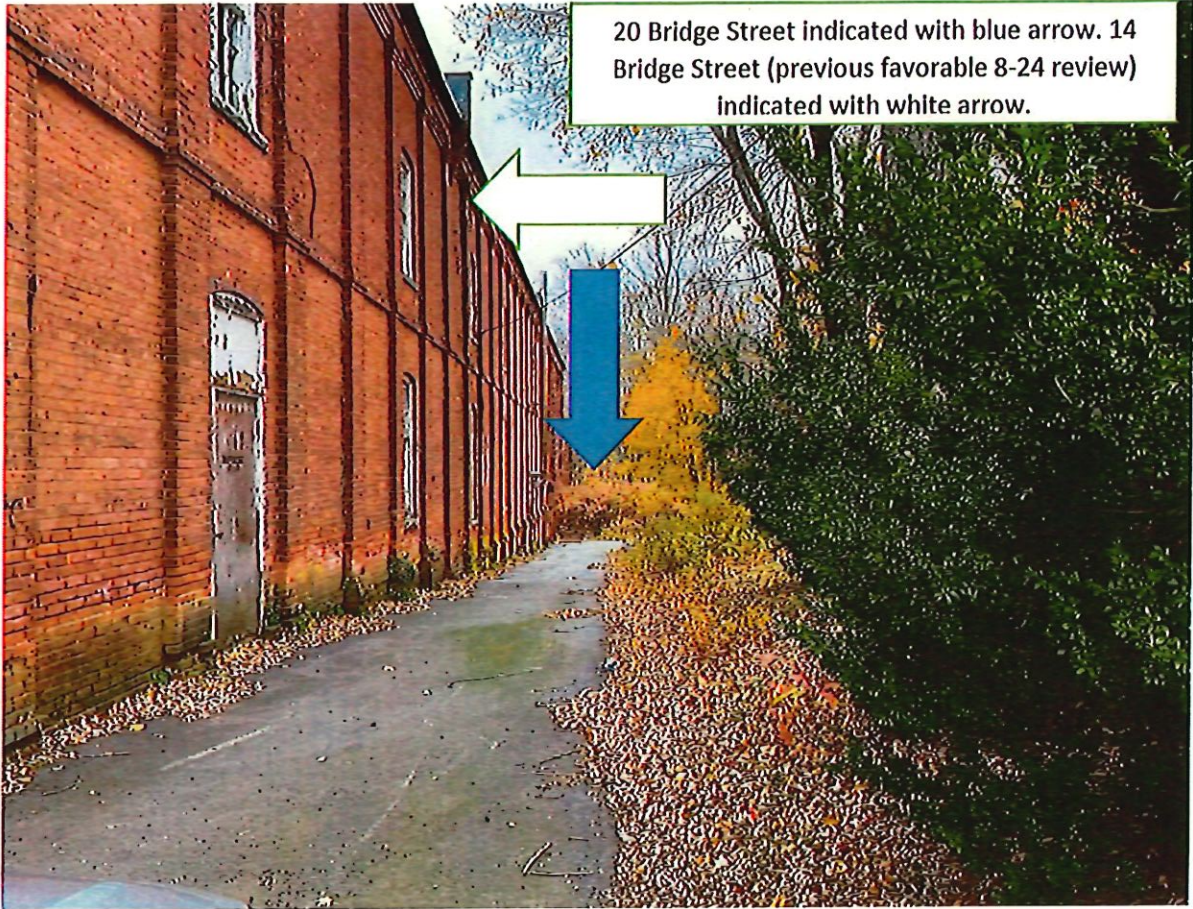
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www.cai-tech.com

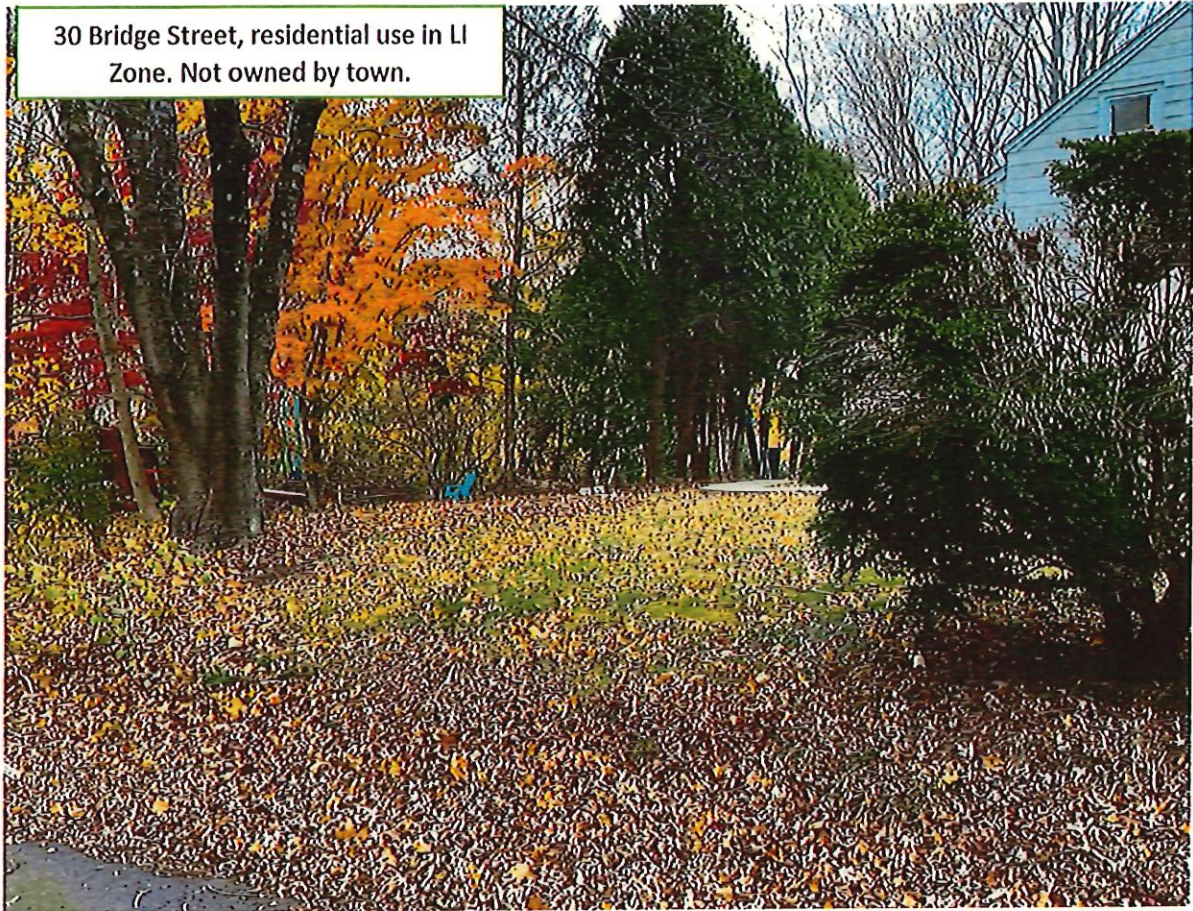


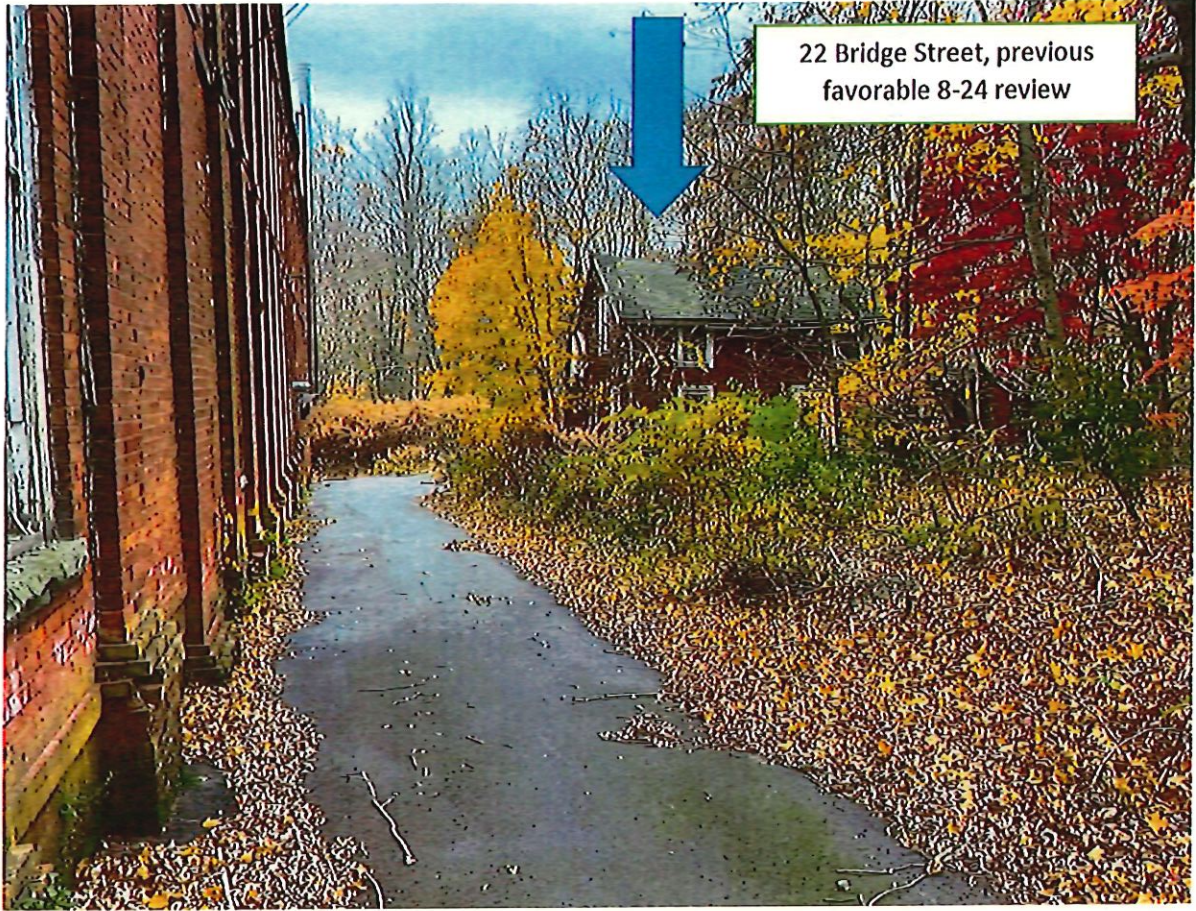
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



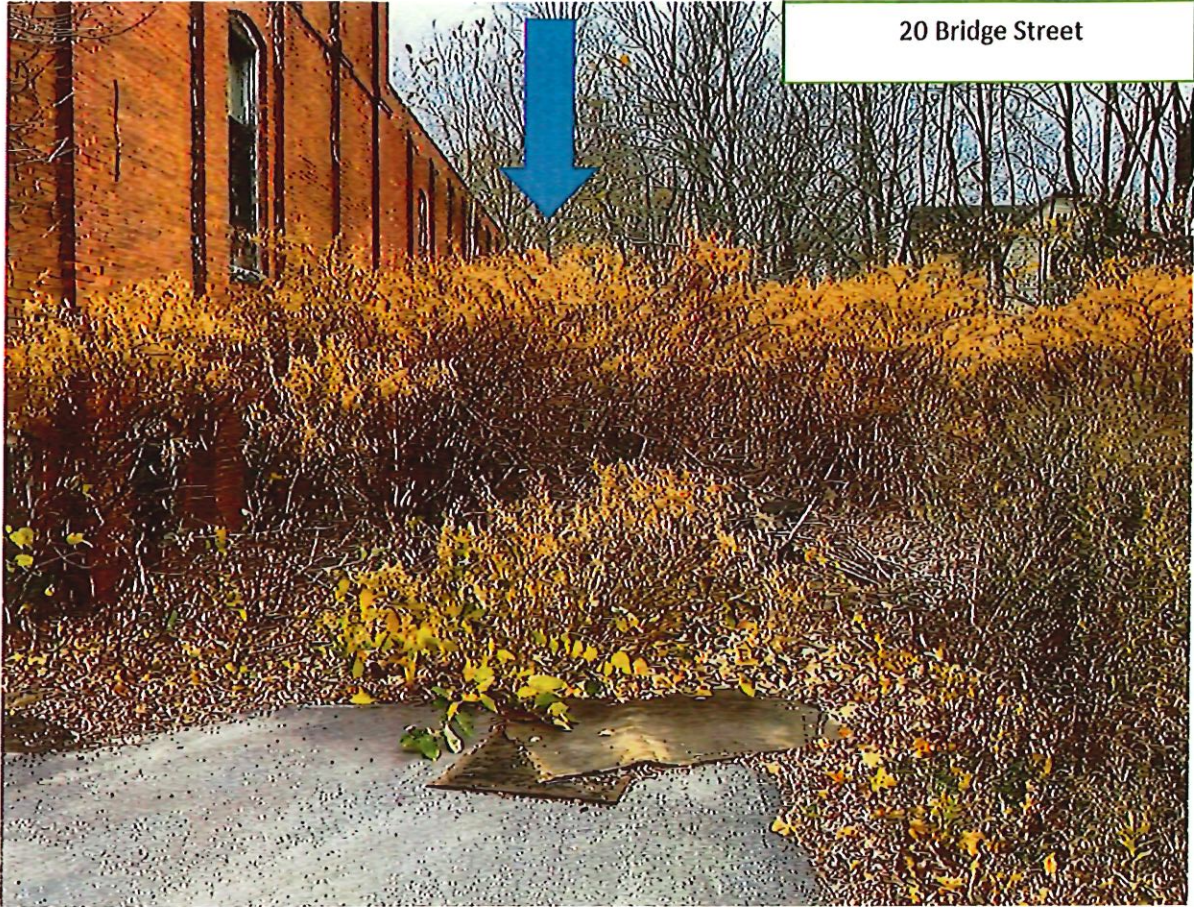
20 Bridge Street indicated with blue arrow. 14 Bridge Street (previous favorable 8-24 review) indicated with white arrow.

30 Bridge Street, residential use in LI  
Zone. Not owned by town.

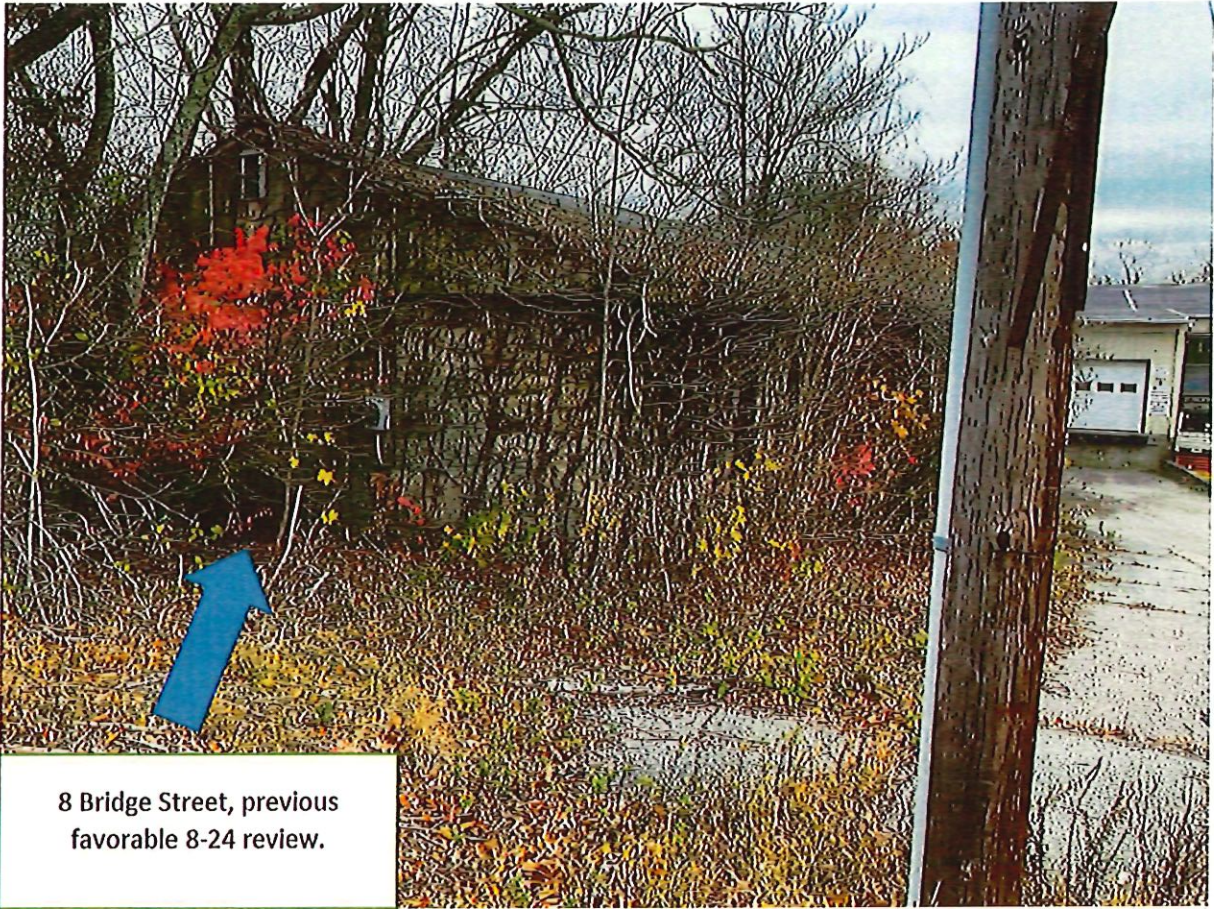








20 Bridge Street



8 Bridge Street, previous  
favorable 8-24 review.



14 Bridge Street

Rear of 14 Bridge Street and  
portion of 20 Bridge Street

