

Montville Planning & Zoning Commission  
REGULAR MEETING  
November 18, 2025 - 6:00 p.m.  
Town Council Chambers – Town Hall  
310 Norwich-New London Turnpike, Uncasville, CT 06382  
MINUTES

1. **Call to Order.** Chairman Pieniadz called the meeting to order at 06:00 p.m.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call and seating of Alternates: Present:** Chairman William Pieniadz, Secretary John Desjardins, Commissioners Joshua Kobyluck, Chuck Longton, Lisa Terry and Joseph Summers. **Absent:** Vice Chair Wills Pike, Commissioners Sara Lundy, and Mickey Gillette, **No alternates were seated. Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford, and Administrative Assistant Julie Boyle.
4. **Additions or Changes to the Agenda.** None.
5. **Minutes:** Approval of the October 28, 2025 Regular Meeting Minutes and November 13, 2025 Special Meeting Minutes

**MOTION (Longton/Summers) to APPROVE the minutes of the October 28, 2025 Regular Meeting and November 13, 2025 Special Meeting. Vote: (6-0-0). Motion APPROVED**

6. **Remarks from the public not relating to items on the agenda.** None.
7. **Public Hearing:**
  - a. **25 SUB 7 – 47 Sharp Hill Road (023-063-000) 23 lot Re-subdivision – Owner: R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC. (Submitted 9/5/25, Date of Receipt 9/23/25, Public Hearing opened on 10/28/25, continued to 11/18/25)**
  - c. **25 SP 1 – 47 Sharp Hill Road (023-063-000) 23 lot Cluster Re-subdivision - Owner: R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC. (Submitted 9/9/25, Date of Receipt 9/23/25, Public Hearing set for 10/28/25, continued to 11/18/25, Public Hearing must close within 35 days of opening)**

**The Public Hearing's for 25 SUB 7 & 25 SP 1 opened simultaneously on October 28 ,2025 and were continued to November 18, 2025 for 25 SUB 7 & 25 SP 1.**

**TOWN STAFF:** Assistant Planner Meredith Badalucca read into the record her staff report dated 11/18/25 and advised that there were some town staff review comments that needed to be addressed which can all be a condition of approval should the Commission decide to approve the application. Additionally, all legal documents need to be reviewed and approved by the town attorney.

**APPLICANT:** Attorney Bill Sweeney of TCORS was present and spoke on behalf of the applicant, Mt. Kineo Builders, LLC. As well as John Faulise, of Boundaries, LLC and Seamus Moran of HH Engineers. Attorney Bill Sweeney discussed a few key considerations, the resubdivision of the property involves a 19.47acre parcel in the R20 zoning district. This parcel was left over from a previous subdivision approved back in 2016. Cluster subdivision are regulated under Zoning Regulations Section 16.10 and requires a special permit. They are designed to preserve open space and natural resources. This resubdivision will be served by municipal sewer and private wells. Attorney Sweeney advised that the new road, Jonathan Way, will meet town standards and will be deeded over to the town as well as 8.63 acres into permanent preserved open space to the Town of Montville which is located at the end of the subdivision at the end of the cul-de-sac.

John Faulise, of Boundaries, LLC, referred the Commission to the plans that were provided. He stated the property is North of Sharp Hill and East of Carol Drive. The property slopes to the East with Wetlands located on the property consisting of two small pockets, one located on the North easterly corner of the property to the rear of 45 Sharp Hill Road and one located all the way to the rear of the property adjacent to the property line. This proposal is for 23 lots in the Cluster Development in accordance with Zoning Regulation Section 16.10. The lots range in size from 10,721 sq ft to 22,971 sq ft. The open space as mention by Attorney Sweeney consists of approximately 8.63 acres which is approximately 44% of the subject property. The open space proposed will connect the cul-de-sac being proposed to the cul-de-sac on Carol Drive.

Seamus Moran of HH Engineers spoke about drainage plans and water run off. He referred the Commission to the drainage and storm water sheet. The drainage system will consist of a cascading tiered system. The first basin will be a 2 foot cut, 2 foot fill which will drain down to the second basin which again will be a 2 foot cut, 2 foot fill when it fills up it will go then to a third basin then will discharge to the wetlands. These basins provide water quality treatment as well as quantity treatment so we are able to detain enough water. Therefore, not introducing more water to the neighboring properties and will be improving the current water shed issues.

Commissioner Summers noticed there were no comments from the Fire Marshal, and inquired if the maneuvering of fire apparatus had been considered. Meredith Badalucca advised that it was referred out twice to the Fire Marshal and he did not provide any comments. The road was looked at by the Town Engineer and the Public Works Dept. and it does meet our town road standards which would take that into consideration. Attorney Sweeney confirmed that it did get referred out to the Fire Marshal and advised that the road does meet the town design standard and cul-de-sac design for turning radius and size of the cul-de-sac requirements.

Commissioner Desjardins inquired if the interior lots met the design standards for fire emergencies. Attorney Sweeney confirmed the interior lots met the standards.

Dennis Goderre, Director of Land Use and Development asked if they performed a cut & fill analysis. Seamus Moran of HH Engineers responded, no.

Dennis Goderre, Director of Land Use and Development asked about the drainage at the toe of the slope. Seamus Moran of HH Engineers responded, yes, this was addressed as part of the Town Engineer's comments.

Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were none.

**MOTION (Longton/Summers) to CLOSE the Public Hearing @ 6:35 p.m.. All in favor. (6-0-0). Motion APPROVED**

**b. Discussion & Decision 25 SUB 7 – 47 Sharp Hill Road (023-063-000) 23 lot Re-subdivision** – *Owner: R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC. (Decision required within 65 days of the close of Public Hearing)*

**d. Discussion & Decision – 47 Sharp Hill Road (023-063-000) 23 lot Cluster Re-subdivision** – *Owner: R&N Holding Company, LLC. Applicant: Mt. Kineo Builders, LLC. (Decision required within 65 days of the close of Public Hearing)*

The Commission had a brief discussion, then Chairman Pieniadz asked if the Commission had any further questions.

**MOTION (Terry/Desjardins) to APPROVE with CONDITIONS** numbers 1-29 as indicated in the staff report dated November 18, 2025, Application 25 SUB 7 and 25 SP 1 for a 23 lot cluster re-subdivision of 47 Sharp Hill Road (Parcel ID: 023-063-000) in that the application, supporting documents and a plan set entitled “Resubdivision Plans Evergreen Hills, 23-lot Residential Resubdivision, 47 Sharp Hill Road, Montville, Connecticut 06382, Prepared for MT Kineo Builders, LLC, Dated July 10, 2025, Revised November 12, 2025” comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations.

Conditions prior to endorsement of final plans:

1. Plans shall be revised to address Assistant Planner Technical Review Comments listed in Staff Report dated November 18, 2025.
2. Plans shall be revised to address CLA's review comments dated November 17, 2025. CLA shall review and approve revisions.
3. Provide offers of deed per SR 4.7.4 for review and approval by the Town Attorney.
4. Right of Access and Maintenance Easement, Drainage Easement, Walking Trail Easement and Sightline Easement shall be review and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
5. Certificate of Title shall be reviewed and approved by the Town Attorney.
6. Shared driveway agreement shall be reviewed and approved by the Town Attorney. Any required changes to the plans may require a plan modification from the Planning and Zoning Commission.
7. Warranty Deeds and Easements granted to the Town of Montville shall be accepted by the Town Council.

8. Performance Bond in the amount of \$1,130,000.00 shall be posted.
9. Per SR Section 3.9 (GIS) and ZR Section 17.3: Digital Data shall be provided to the Land Use Department prior to endorsement of the final subdivision plan.
10. Three (3) sets of paper plans along with mylars that include any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
11. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
12. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
13. A list outlining any changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
14. All Town Engineer referral invoices shall be paid pursuant to the Town of Montville Ordinance No. 2007-002.

General conditions:

15. Special permit shall be recorded in accordance with ZR Section 4.4.
16. Special permit endorsement and filing shall meet the requirements of ZR Section 16.4.c.6
17. Approved Warranty Deeds, Easement Documents, Shared Driveway Agreements and Conditions of Approval shall be filed on the Land Records with the final endorsed mylars.
18. The Sightline Easement over #45 Sharp Hill Road shall be conveyed to the Town of Montville with or prior to acceptance of the road.
19. No work shall commence until mylars signed by the Planning and Zoning Commission have been filed on the Town of Montville Land Records.
20. The Montville Dept. of Public Works shall be notified prior to any work within the Town right of way.
21. Construction inspections for public improvements will be required in accordance with the Town Road Standards, Section 50.
22. Copies of the registration and inspection reports for the CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities shall be provided to the Town throughout construction.
23. Licensed Land Surveyor (LS) shall certify proposed iron pins and monuments as set prior to road acceptance.
24. Road monumentation must be installed and reflected on the record plan prior to acceptance.
25. The Montville Dept. of Public Works shall be contacted prior to the drainage construction to verify the layout and inspect the work.
26. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.

Conditions prior to conveyance of any lot and issuance of Zoning Permit for individual lot development:

27. All public improvements shall be completed. Public Works and the Town Engineer shall inspect and accept said work prior to completion of an as-built plan.
28. An as-built plan certified to Class A-2 accuracy shall be submitted. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plan. Any deviations or omissions must be noted.
29. Wetland placards shall be placed by LS at 50' URA on lot 1 and lot 4.

Chairman Pieniadz stated for the record that he is an abutter to the property, he has no conflict of interest and no financial interest in this application. He will stay on and will vote as he can take a neutral position.

**Roll Call Vote. All in favor. (6-0-0). Motion APPROVED.**

e. **25 ZC 1 – 82 Maple Avenue (017-015-00A) Zone Change from R-40 to R-20 – Owner:** 82 Maple Ave, LLC *(Submitted 9/24/25, Date of Receipt 10/28/25, PH set for 11/18/2025 must close within 35 days of opening)*

**TOWN STAFF:** Assistant Planner Meredith Badalucca read into the record her staff report dated 11/12/25. Staff feels the proposed changes from R-40 to R-20 will benefit the community as a whole, as there is a need for housing and the R-20 zone has density provisions to allow for a responsible development. The public hearing was noticed in The Day paper on November 5<sup>th</sup> and November 12, 2025 as required. The applicant provided abutters notices to the Land Use & Development Department as required.

Attorney Harry Heller, of Heller, Heller, & McCoy, spoke on behalf of the applicant. Attorney Heller introduce into the record a Town of Montville Zoning Map from August 1, 1976. Staff marked as exhibit #13. He stated the following: One of the purposes in introducing the 1976 zoning map of the Town is to demonstrate that zoning should not be static, but should be a dynamic vehicle to address the best needs of the municipality. Both public water and public sewer are available to this property and this proposal moves in the direction that is recommended by the Town's Plan of Conservation and Development. This Application complies with Connecticut Law and would urge the Commission to approve this application.

Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were two residents who spoke in opposition.

Michelle Balkom, 89 Maple Ave., she had concerns regarding the wetlands and drainage for that property.

Chairman Pieniadz explained that this application is for zone change only. All of the concerns for wetlands and drainage would be addressed in the future plans.

Mike Falcone, 110 Maple Ave., stated he understands this is just for zone change and confirmed that there would be future hearings for construction.

Chairman Pieniadz explained that should there be future applications for development, there would be public hearings. Today should be strictly for the zone change for any legal reason it should not be changed.

Michelle Balkom, 89 Maple Ave., asked if there is a way to say that there is not enough land or frontage for building they want to put in?

Chairman Pieniadz explained that would all have to be reviewed at the time any development came forward. They would have to meet Zoning Regulations for whatever they are building and it would have to come under review of the town engineer, public works and would have to meet all of the requirements of the State of Connecticut. That would be at another phase.

Michelle Balkom, 89 Maple Ave., asked how can you approve the zone change if you don't know what they are going to build there?

Dennis Goderre, Director of Land Use & Development, stated there is no proposed development, no proposed houses at this time. The staff report went through the differences of the R-40 and R-20 zones requirements. At this point there is no proposal for development. That would be later on down the road.

Chairman Pieniadz asked for any comments from the Public, for a total of three times, for or against the Application and there were no additional comments.

Chairman Pieniadz asked for any further comments from staff and Attorney Heller on behalf of the applicant.

Attorney Heller further stated he just wanted to point out to the Commission this is a legislative change. They are not proposing any development in considering the application. They are considering whether or not the zoning district classification is appropriate for any use that may be permitted on that parcel.

Chairman Pieniadz asked for any further questions from the Commission members or staff.

Commissioner Longton commented that, as long as the request for zone change complies with the State Statute and meets all of the legal requirements, we have no legal recourse to deny it.

Chairman Pieniadz confirmed that's correct.

Commissioner Desjardins clarified the difference between R-40 and R-20.

Attorney Heller clarified that Cluster Subdivisions are allowable in the R-20 zoning district. Lot size can be reduced with water and sewer to 10,000 sq ft but, overall density cannot be increased.

**MOTION (Longton/Summers) to CLOSE the public hearing @ 7:11. All in favor. (6-0-0)**  
**The Public hearing is closed.**

**f. Discussion & Decision 82 Maple Avenue (017-015-00A) Zone change from R-40 to R-20 –**  
Owner: 82 Maple Ave, LLC (*Decision required within 65 days of the close of PH*)

**MOTION (Longton/Terry) to APPROVE application 25ZC1 with the following findings,**  
reasons for approval and effective date of December 8, 2025:

Findings:

- With the documents provided as part of the application and based on the Commission's assessment of the hearing record and the relevant factors, the Commission finds the application to be generally consistent with the Montville POCD.
- The zoning map amendment will not conflict with or undermine the Town's comprehensive plan or otherwise compromise orderly development objectives.

Chairman Pieniadz asked if there was any discussion on the motion. There were none.

**Roll Call Vote. All in favor. (6-0-0). Motion APPROVED.**

**8. Old Business:** None.

**9. New Business:**

**a. 25 Site 8 – 2227 Route 32 (103-092-000) Redevelopment of site for mixed use –**  
Owner/Applicant -Uncasville Property, LLC. (*Submitted 11/06/2025, Date of Receipt 11/18/2025, DRD 1/22/2026*)

Applicant requested a continuance to the next meeting date of December 9, 2025.

Chairman Pieniadz explained that staff has provided them with some technical review comments, Town Engineer has provided comments and we are expecting comments from Public Works and Fire Marshal.

**MOTION (Kobyluck/Longton) to CONTINUE to 12/9/2025. All in favor (6-0-0) Motion APPROVED.**

**b. 25 Site 9 – 1604 Old Colchester Road (050-017-000) 60' x 40' Quonset Hut –**  
Owner/Applicant -Perry Waite. (*Submitted 11/07/2025, Date of Receipt 11/18/2025, DRD 1/22/2026.*)

**TOWN STAFF:** Assistant Planner Meredith Badalucca read into the record her staff report dated 11/18/25. The property is located in the R-80 zoning district and it meets all of the setback requirements. She indicated that the Fire Marshal asked what the hut would be used for and that a fire extinguisher be mounted on the wall. Inspection was done of the property on November

14, 2025 by Meredith Badalucca and Stacy Radford. Pictures were provided with the staff report.

Applicant/Owner, Perry Waite stated strictly in harmony with residential use. He also stated he had responded to the Fire Marshal's comments directly.

**MOTION (Terry/Desjardins) to APPROVE** application 25 SITE 9 to construct a 40'x 60' (2,400 sq. ft.) Quonset Hut as an accessory structure to the single-family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Existing Site Plan, 1604 Old Colchester Road, Oakdale, CT 06370, Prepared by CLA Engineers, Inc. Dated October 2025."

**All in favor (6-0-0) MOTION APPROVED.**

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

**TOWN STAFF:** Assistant Planner Meredith Badalucca read into the record her staff report dated 11/17/25 including other comments from town staff/agencies. The Town obtained ownership of the parcel in 1932. This parcel consists of .23 acres and is located within the Light Industrial Zoning District. Should the Commission recommend a favorable report to the Town Council, staff would recommend that the parcel be conveyed with 8,14 and 22 Bridge Street. Staff further recommends that the Commission consider requesting an easement in favor of the Town of Montville for any future trail project. She stated that the Town Engineer recommends the Town retains drainage easements and easements for access to the infrastructure prior to sale. She further stated that the Fire Marshal does not object to the sale of this property, however, the Montville Fire Service, the Fire Marshal's Office would like to continue using the property to access emergency water source at the rear of the property.

Chairman Pieniadz asked if the Commission understood it's role with respect to the 8-24 Review, that is to Town Council Favorable or Unfavorable. He asked if there were any questions.

Commissioner Terry questioned the area of this parcel with respect to the adjacent building.

Chairman Pieniadz clarified that it was the strip of land down the side of the adjacent building.

Commissioner Desjardins question if the parcel had a structure on it.

Chairman Pieniadz reiterated what was in the report that this parcel should be combined with the other properties located at 8, 14 and 22 Bridge Street not sold separately.

The Commission had a brief discussion.

**MOTION (Terry/Desjardins) to forward a FAVORABLE REPORT in accordance with CGS 8-24 to Town Council with the condition that it is combined with 8, 14 and 22 Bridge Street and an easement in favor of the Town of Montville shall be granted for future trail,**

**drainage, access and fire dept. access, as indicated in the staff report dated 11/17/25. All in favor (6-0-0) MOTION APPROVED.**

**d. C.G.S. § 8-24 Review for the sale of Route 82 Parcel (058-027-000).**

**TOWN STAFF:** Assistant Planner Meredith Badalucca read into the record her staff report dated 11/13/25 along with other staff comments. The Town of Montville obtained ownership of the parcel in 2007. It consists of approximately 4.5 acres and is located within the Water Resource Protection Zone WRP 160 District. The state wetlands layer on the GIS indicates a large portion of the property as very poorly drained soils. There are also streams on the parcel as shown on the GIS. Meredith Badalucca and Stacy Radford inspected the parcel and pictures were attached to the staff report. Any development of the parcel the applicant may need approval from the IWC and the Zoning Board of Appeals.

The Commission held a brief discussion, then Chairman Pieniadz asked for questions/comments from the Commission.

Commissioner Summers expressed concern with the amount of wetlands and if sold will go on the tax roll as a buildable lot by the assessor.

**MOTION (Longton/Terry) to forward a FAVORABLE REPORT in accordance with CGS 8-24 to Town Council with the condition that we make no certification/representation that this is a buildable lot and include the staff report. All in favor (6-0-0) MOTION APPROVED.**

**e. C.G.S. § 8-24 Review for the sale of Gay Hill Road Parcel (077-039-000).**

**TOWN STAFF:** Assistant Planner Meredith Badalucca read into the record her staff report dated 11/13/25 along with comments from other town staff. The town acquired this parcel in 1932. It consists of 0.19 acres and is located in the R-20 Zoning District. The parcel does not meet all of the minimum zoning requirement of the R-20 Zoning District. There is no frontage on Gay Hill Road. Per the Warranty Deed Book 43 Page 298 this parcel has a right of way over a strip of land 20 feet in width extending from this tract to Gay Hill Road. The parcel is approximately 102.8 feet by 83.7 feet by 102.80 feet by 86 feet. This parcel would be considered an interior lot and would require 1.5 times the required front yard setback. Prior to development the applicant may require a variance from the Zoning Board of Appeals.

The Commission had a brief discussion, then Chairman Pieniadz asked for questions/comments from the Commission.

**MOTION (Desjardins/Terry) to forward a FAVORABLE REPORT in accordance with CGS 8-24 to Town Council with the condition that it be sold to an abutter and combined with their property, we make no representation that this is a buildable parcel and include the staff report. All in favor (6-0-0) MOTION APPROVED.**

**f. Adoption of 2026 Meeting Schedule**

**MOTION (Longton/Terry) to ACCEPT meeting dates for 2026. All in favor (6-0-0)  
MOTION APPROVED.**

**g. Election of Officers:**

Chairman Pieniadz opened it to the Commission for recommendations for Chairperson, Vice Chair and Secretary. **Commissioner Terry made a Motion that the Commission nominates William Pieniadz as Chairman, Commissioner Longton Seconded the motion. All in favor (6-0-0) Motion APPROVED.**

**Commissioner Terry made a Motion that the Commission appoint Wills Pike as Vice Chairman, Commissioner Desjardins Seconded the motion. All in favor (6-0-0) Motion APPROVED.**

**Commissioner Terry made a Motion that the Commission appoint John Desjardins as Secretary, Commissioner Summers Seconded the motion. All in favor (6-0-0) Motion APPROVED.**

**h. Grant Support/Trails Grant:** Land Use Director Dennis Goderre discussed and presented 2 diagrams showing the proposed Multi-use Trail and Blueway which depicts the potential for this trail to extend from Palmertown to the renovated boat launch and fishing pier. This trail may also extend to Camp Oakdale, Tyl Middle School, Montville High School and Youth Services at Chesterfield Road. The Multiuse trail could link to an in water trail, or Blueway, accessible for paddlers along the western shores of the Thames River. This unique opportunity can be an attraction that draws visitors while providing a recreational amenity to residents. Mohegan Tribe has been consulted and are supportive of similar strategy to support the economic development and would complement the Montville Town Center Plan.

**MOTION (Longton/Terry) to PROVIDE SUPPORT for this Grant. All in favor (6-0-0)  
MOTION APPROVED.**

**i. Grant Support/CIF Grant:** Land Use Director Dennis Goderre discussed and presented 3 diagrams showing the area that the Montville Town Center Plan would improve. This plan has identified six investment nodes, which has been supported by the Steering Committee at the October 30, 2025 meeting. It would create a vision and long term implementation strategy for a vibrant Montville Town Center, preserve historic resources and promoting existing businesses and expanding economic growth through the creation of pedestrian friendly streets, public spaces and new town green.

The Commission had a brief discussion.

**MOTION (Longton/Terry) to PROVIDE SUPPORT for this Grant. All in favor (6-0-0)  
MOTION APPROVED.**

**j. Adaptive Reuse Regulation Discussion:** Land Use Director Dennis Goderre discussed the potential revitalization of Route 32/163 and the under utilized buildings. Commissioner Summers stated the Special Permit would have to be reviewed and compared against House Bill 8002 that just past. That bill eliminated a lot of reuse structures being converted to dwellings.

They took the Special Permit provisions out. Dennis Goderre advised that he would take another look at that one.

The Commission had a brief discussion.

General census of the Commission is we want to move forward, however, more information will be gathered regarding the House Bill 8002 requirements as they pertain to Special Permits and the definition of structure needs a little clearer definition. We will bring it back at the next meeting on December 9, 2025.

**10. Zoning Matters:** ZEO Report was read into the record by Zoning and Wetlands Officer Radford.

**11. Other Business:** None.

**12. Land Use Director Report:** Dennis Goderre invited the Commission to the Community Outreach for the Revive and Renew 163/32 on Thursday, November 20, 2025 at 5:30 p.m. at Fair Oaks. He advised the Commission about the recent fraud activity on 2 new applicants and that other towns have experienced the same. He discussed that there is a need to start looking at some zoning regulation updates.

**13. Correspondence:**

a. **Notice of Exemption Modification** for 41 Beckwith Road to remove (12) radios and install (3) new antennas and ancillary equipment at the 167 – foot level.

b. **EM-VER-086-251105** – Cellco Partnership d/b/a/ Verizon Wireless notice of intent to modify an existing telecommunications facility located at 41 Beckwith Road.

c. **EM-VER-086-251024e** – Connecticut Light and Power Company d/b/a/ Eversource Energy notice of intent to modify an existing energy facility located between Fort Hills Farm Substation and Montville Substation.

**TOWN STAFF:** Assistant Planner Meredith Badalucca gave a brief description of the Notice of Exemption Modification and EM-VER-086-251105, both relating to 41 Beckwith Road. She then read from the Notice of Exemption Modification letter dated November 3, 2025 items 1-6.

**14. Executive Session:** Chairman Pieniadz invited Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford. The Commission exited Council Chambers to Conference Room 102 at 8:33 p.m., returning at 8:40 p.m. No votes were taken and no decisions were made.

**15. Adjournment.**

**MOTION (Longton/Kobyluck) to ADJOURN the meeting. All in favor (6-0-0). Meeting ADJOURNED at 08:41 p.m.**

Respectfully Submitted by:  
Julie A. Boyle  
PZC - Administrative Assistant

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN WEBSITE.**