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COUNCIL OF
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Representing 22 towns, cities, and
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Connecticut.

December 12, 2025

Julie Boyle
Admin Assistant
Land Use and Development
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

I am writing in response to a request for an intermunicipal referral for Montville. The application was received on December 11, 2025. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The proposed amendments seek to add new sections to the Zoning Regulations concerning Adaptive Reuse Development. These new sections, including 1.3 New Definition and 16.13, along with amendments to Sections 8.3.4, 9.3.4, 9B.2.7, 10.3.2, 11.3.2, 12.3.1, and 13.3.1, establish regulations for adaptive reuse. The intent of Adaptive Reuse Development is to promote the renovation and reuse of sites and existing structures that are determined to be no longer viable for their previous intended use. The proposed definition characterizes Adaptive Reuse Development as a mixed-use, commercial, or residential development that converts sites featuring Underutilized Buildings, Brownfields, or former brownfield sites into functional facilities.

Based on a review of the material provided, I have determined that the proposed zoning regulation amendments are not likely to have a negative intermunicipal impact.

If you have any questions, please contact me at tlussier@secogct.gov.

Sincerely,
Taylor Lussier
Planner I
SECOG
tlussier@secogct.gov