

Montville Planning & Zoning Commission  
REGULAR MEETING  
December 9, 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 6:00 p.m.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call and seating of Alternates: Present:** Chairman William Pieniadz, Vice Chair Wills Pike, Secretary John Desjardins, Commissioners Chuck Longton, Lisa Terry, and Joseph Summers. **Absent:**, Commissioner Mickey Gillette, Sara Lundy and Joshua Kobyluck, **No alternates were seated. Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badaluca, Zoning and Wetlands Officer Stacy Radford, and Administrative Assistant Julie Boyle.
4. **Additions or Changes to the Agenda.** None.
5. **Minutes:** Approval of the November 18, 2025 Regular Meeting Minutes.

**MOTION (Longton/Summers) to APPROVE the minutes of the November 18, 2025 Regular Meeting. Vote: (6-0-0). Motion CARRIED**

6. **Remarks from the public not relating to items on the agenda.** None.
7. **Public Hearing: None**
8. **Old 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.)**

Assistant Planner Meredith Badaluca read into the record her staff report dated 12/9/2025.

Ellen Bartlett, Green Site Design, LLC was present on behalf of the applicant Uncasville Property, LLC. Ms. Bartlett reiterated the staff report dated 12/9/25 and highlighted the proposed parking and the Storm Water Management which meet and exceed the requirements of the State of Connecticut 2024 Storm Water Quality manual.

Chairman Pieniadz asked the Commission if there were any questions for Ms. Bartlett or staff members.

Commissioners Longton, Pike and Terry inquired about the parking spaces per residential units, the size of the parking spaces and guest parking.

Ellen Bartlett responded 43 spaces, 27 in front for retail and 16 for residential in the back with no assigned spaces.

Commissioners Pike/Summers inquired as to the plans for snow removal and drainage since it is close to the property line.

Ellen Bartlett advised that the plan for large snow storms is to have it trucked away. For drainage they are proposing a low rain garden with a drywell underneath it on site in the front, two catch basins on site and a third on Leo Street.

Chairman Pieniadz asked the Commission if there were any other questions for Ellen Bartlett or staff members.

Commissioner Desjardins inquired about public water and sewer availability.

Ellen Bartlett confirmed that public water and sewer were pre-existing on the property and that they would be bringing in a fire line from the road.

The Commission had a brief discussion.

**MOTION (Summers/Longton) to APPROVE** with condition numbers 1-21 as indicated in the staff report dated December 9, 2025, Application 25 SITE 8 for a mixed use building to include retail space on the first floor and 16 unit multi-family use on the second and third floors at 2227 Route 32 (103-092-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Proposed Retail & Residential Project, 2227 Norwich-New London Turnpike, Uncasville, CT, Prepared by Green Site Design, LLC, Dated June 2025 and Revised December 8, 2025.

**CONDITIONS:**

**General Conditions:**

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. An approved Zoning Permit is required prior to the start of any work.
4. Soil erosion and sediment controls shall be staked out by a LS and installed in accordance with the approved plan set. The Zoning Officer shall inspect and approve prior to the start of any work.
5. The location of the Stormwater Basin shall be staked out by a LS.
6. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
7. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

**Site Specific Conditions:**

8. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
9. All landscaping shall be maintained post construction.
10. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
11. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Conditions to be met prior to signing of plans:

12. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
13. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
14. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
15. 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.

Conditions to be met prior to the issuance of zoning permits:

16. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
17. 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.
18. A soil erosion & sediment control and Site Restoration bond shall be posted in the amount of \$19,800 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
19. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:

20. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. 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 plans. Any deviations or omissions must be noted.
21. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

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

**b. 25 SUB 4 – 257 Chesterfield Road (029-066-001) 4 lot Re subdivision – Owner: Zachary Cash Applicant: Michael Desautels (Approved with Conditions on 9/23/25) REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS.**

Assistant Planner Meredith Badalucca advised that the application was approved with conditions on 9/23/25. They still have some conditions they need to meet and are requesting an extension of 90 days to file Mylar Plans as they would not be able to meet the current deadline of filing on January 9, 2026. This will bring their time to file Mylar Plans to 4/9/2026.

Chairman Pieniadz asked the Commission if there were any discussion or questions.

**MOTION (Desjardins/Longton) to GRANT a 90-day extension of time to April 9, 2026 to file Mylar Plans. All in favor (6-0-0) MOTION APPROVED**

c. **25 SUB 6 –71 Moxley Road (017-012-000) 2-lot Re subdivision - Owner: Walter Wainwright Jr. Applicant: Walter Wainwright Jr) (Approved with conditions on 9/23/25) REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS.**

Assistant Planner Meredith Badaluca advised that the application was approved with conditions on 9/23/25. They still have some conditions they need to meet and are requesting an extension of 90 days to file Mylar Plans as they would not be able to meet the current deadline of filing on January 9, 2026. This will bring their time to file Mylar Plans to 4/9/2026.

Chairman Pieniadz asked the Commission if there were any discussion or questions.

**MOTION (Desjardins/Longton) to GRANT a 90-day extension of time to April 9, 2026 to file Mylar Plans.**

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

**9. New Business:**

a. **25 CAM 1 – 188 Kitemaug Road (080-008-001) Coastal Site Plan Review for Single Family Residence and Appurtenant Improvements on Shore Lands – Owner/Applicant: Chestnut Ridge, LLC. (Submitted 11/24/2025, Date of Receipt 12/09/2025, DRD 2/12/2026)**

Assistant Planner Meredith Badaluca read into the record her staff report dated 12/4/2025.

The applicant was not present.

Chairman Pieniadz asked the Commission if there were any questions for staff.

Commissioner Longton asked if there was water and sewer availability.

Assistant Planner Meredith Badaluca advised that there was municipal sewer and on site well.

The Commission had a brief discussion.

Chairman Pieniadz noted that he was a signatory to the LLC, he has no financial interest in this property and therefore he has no conflict in which way this goes. He advised that he would abstain from voting.

**MOTION (Terry/Longton) to APPROVE with condition, application 25 CAM 1 to construct a single family residence with on-site potable water supply well, interconnection to municipal sewer, driveway construction and loam and seed disturbed areas in accordance with the application, supporting documentation and a plan set entitled “Coastal Site Plan Prepared for Chestnut Ridge, LLC, 188 Kitemaug Road, Montville, Connecticut, Prepared by Advanced Surveys, LLC., Dated 11/8/25.”, as there are no coastal resources on or adjacent to the site, no potential impacts on coastal resources and the proposed use is a use permitted by right in the R-20 zoning district.**

Condition: An approved zoning permit is required prior to the start of construction.

**All in favor (5-0-1) Chairman Pieniadz Abstained MOTION APPROVED.**

**b. 25 ZC 2 - Adaptive Reuse Regulation Application. Amendment to Add New Sections as follows: 1.3 New Definition: Adaptive Reuse Development; 8.3.4; 9.3.4; 9B.2.7; 10.3.2; 11.3.2; 12.3.1; 13.3.1; 16.13 Adaptive Reuse Development -Applicant: Town of Montville (Submitted 12/01/2025, Date of Receipt 12/09/2025, DRD N/A – ToBe Scheduled for Public Hearing on 1/27/2026.)**

Chairman Pieniadz advised that we are just looking to schedule the public hearing for the application 25 ZC 2 on the next regularly scheduled Planning and Zoning meeting on 1/27/2026.

**MOTION (Longton/Terry) to SET PUBLIC HEARING for 1/27/2026.  
All in favor (6-0-0) MOTION APPROVED.**

**c. C.G.S. § 8-24 Review** for the conveyance of approximately 0.11 acres of land on the northern side of PTA Lane to be combined with 1905 Route 32.

Assistant Planner Meredith Badalucca read into the record her staff report dated 12/4/2025.

Chairman Pieniadz asked the Commission if there were any questions for staff.

Commissioner Summers questioned if the proposed reduction in width of the road would meet the town road standards.

Assistant Planner Meredith Badalucca advised that yes it does meet the town road standard.

Planning Director Dennis Goderre explained what the effects may be in the future of this proposed reduction of the towns right of way on this parcel.

The Commission had a brief discussion.

**MOTION (Longton/Terry) to forward an UNFAVORABLE Report** in accordance with C.G.S. § 8-24 to the Town Council for the conveyance of approximately 0.11 acres of land on the northern side of PTA Lane to be combined with 1905 Route 32 (099-088-000) as described above and in the narrative prepared by Finance Director, Julie Chapman, and as shown on the plan entitled “Property & Topographic Survey, Prepared for Daniel Malchman, 1905 Norwich-New London Turnpike, Montville, Connecticut, Prepared by Boundaries LLC., Dated March 2025 and revised on 4-22-2025.” for the reason listed under staff comments. Specifically, the sale of this 25’ is in conflict with the 2022 POCD Future Land Use Map and will reduce the Town’s ability to promote Job and Housing Investment in the areas depicted upon said Plan and as noted above.  
**Roll call vote. All in favor (6-0-0) MOTION APPROVED.**

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

ZEO Radford provided updates on zoning matters from previous months:

- a. 303 Route 32 – Regarding phase two (second building) there were a couple of items in the final inspection that were not completed per the approved plan. A substantial certificate of zoning compliance was issued pending this meeting. ZEO Radford advised the Commission that in the staff’s opinion these items do not cause reason for not issuing a full certificate of zoning compliance, but thought it was necessary to bring it to the Commission to make that determination. ZEO Radford described the items in question.

The Commission had a brief discussion with Staff.

**MOTION (Longton/Terry) to RECOMMEND STAFF APPROVAL.  
All in favor (6-0-0) MOTION APPROVED**

11. **Other Business:** None.

12. **Land Use Director Report:** Dennis Goderre discussed PA 25-33 changes as of October 1, 2025. He discussed the need or an update/overhaul of our regulations. It has become difficult to administer our regulations as they are somewhat antiquated and not following some of the requirements of the law. Director Goderre referred that Commission to a table of permitted uses provided for discussion purposes only for updating our Zoning Regulations with a brief overview.

The Commission had a brief discussion.

Director Goderre provided an overview of the HB 8002 and discussed some of the highlights. He provided a POCD (Plan of Conservation and Development) update and discussed the idea of establishing an Advisory Committee or Steering Committee.

Commissioner Pike asked the commission if they were clear on the definition of affordable housing.

The Commission had a brief discussion.

Chairman Pieniadz asked if the Commission would think about what may work before the next meeting so that they may have a discussion about going to the Town Council to consider forming a Steering Committee to begin to put this together.

Director Goderre advised that the CIF Grant had been submitted.

13. **Correspondence:**

- a. **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, Montville, Connecticut.

Assistant Planner Meredith Badalucca advised that the Connecticut Siting Council approved the EM-VER-086-251105 request for modification of the existing telecommunication facility.

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 7:44 p.m., returning at 7:55 p.m. No votes were taken and no decisions were made.

15. **Adjournment.**

**MOTION (Summers/Longton) to ADJOURN the meeting at 7:55 p.m.  
All in favor (6-0-0).**

Respectfully Submitted by:

Julie A. Boyle

PZC - Administrative Assistant

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

**Conflict of Interest  
Disclosure Form**

In accordance with Section C903 of the Town's Charter, I, William J. Pieniazek  
a member of the P&Z (Board / Commission) at the meeting  
dated 12/9/2025 have disclosed that I have a "Conflict of Interest"  
regarding item 9A on the agenda and would recuse myself from discussion /  
debate and voting. Below is the basis of the Conflict of interest.

Signatory member of LLC. Chestnut Ridge

Signature

William J. Pieniazek

Date

12/9/2025

This form shall be incorporated in the minutes of the particular board, commission, or office and a full copy of such minutes shall be filed in the office of the Town Clerk.