

**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)*

December 11, 2025

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

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

Dear Chairman May:

The Planning and Zoning Commission, at its December 9, 2025 regular meeting, voted unanimously 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.

Please see that attached staff report dated December 4, 2025 for additional information.

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

Sincerely,



Meredith Badaluca, 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**  
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**MEMORANDUM FOR THE RECORD**

Prepared by Meredith Badalucca and Dennis Goderre on 12/4/25

**Property Location:** 0.11 acres on the northern side of PTA Lane in the area of 1905 Route 32  
**Application:** C.G.S § 8-24 Referral 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)

The Finance Director, Julie Chapman, is requesting the Planning & Zoning Commission conduct a review for the sale of the above referenced land in accordance with C.G.S. §8-24 (Municipal Improvements) "to convey (transfer ownership of) a small parcel of land – approximately 0.11 acres - to Elaine Malchman.". Julie further states the purpose is to accommodate and allow property owner to incorporate town-owned land into their parcel for personal or developmental use.

The proposed area to be combined with 1905 Route 32 is 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." The metes and bounds of the portion to be conveyed can be found in the attached legal description. 1905 Route 32 has been in the current ownership since February 13, 2025.

ZEO Radford and Asst. Planner Badalucca completed an inspection of the area on April 29, 2025. The 8-24 review documents were referred to Public Works, WPCA and the Town Engineer for review and comment. Kyle Haubert of CLA stated as one of his review comments that the utility company may require an easement for the overhead wire as they would cross over private property should the area be conveyed. The property owner of 1905 Route 32 contacted Eversource regarding this comment. Christina Antolino of Eversource stated an easement would be required. She further indicated the easement should be granted to Eversource by the Town and recorded before any transfer.

**Staff comments:**

- PTA Lane is a public right of way which terminates west of Mohegan School entry.
- Golden Road also terminates at the Mohegan School.
- There is no official public right of way connecting PTA Lane and Golden Road. These public roads are connected via a private drive which appears to be a public right of way to a traveler and located upon Board of Education property.
- The properties along PTA Lane are zoned C1, R20, and Government. Each zone can allow various intensity of development including higher density housing, commercial and public facilities such as schools, public safety and critical public infrastructure. The Route 32 Overlay (OZ District) also applies.
- The Future Land Use Map identifies the areas north and south of PTA Lane as Job Investment Area and to the east as Housing Investment Areas. These can be high intensity uses or mixed uses.
- PTA Lane is ~ 75' wide ROW. It is ~77' wide at the intersection with Route 32.

- 1905 Route 32 is a conforming lot. It meets the minimum lot size and is a regularly shaped parcel which would not impede its future use.
- This reduction could restrict public street improvements (i.e. drainage, turning movements and sight line improvements) that may be required to support the types of uses that may be supported under Job and Housing Investment Areas. Should the Board of Education desire to expand educational facilities, or the Town take ownership of the School at a later date, the school site could also achieve higher intensity uses.
- The aforementioned may require improvements at the intersection of PTA Lane/RT 32. Reduction from a 77' right of way to a 52' ROW could inhibit improvements, such as lane widening, new lanes etc. that could be in conjunction with a major traffic generator.
- Considerations for the Commission:
  - Weigh the appropriateness of disposing of town right-of-way which is perceived as unnecessary but may impede future land use under the Plan of Conservation and Development.
  - Consider a 'spot' land disposal to create an oddly shaped public right-of-way.
  - The possibility of establishing a precedent to dispose of a defined area of right-of-way specifically abutting a private land owner whom wishes to utilize said acquisition for private development with no public benefit (limited additional tax revenue may apply).

**Agency comments:**

Town Engineer: All comments on the 4/15/25 review letter have been addressed.

WPCA: Comments dated 4/14/25: "WPCA has no comment at this time. Water in the area is served on the Golden Road side."

The following Motion is suggested for any **favorable** recommendation:

I make a Motion to forward a Favorable 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."

The following Motion is suggested for any **unfavorable** recommendation:

I make a Motion 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.









**Schedule "A"**  
**Lands to be Conveyed to Elaine Malchman**

A certain tract or parcel of land situated northerly of and being a portion of PTA Lane in the Town of Montville, County of New London and State of Connecticut being bounded and described as follows:

Beginning at a concrete monument to be set in the easterly line of Norwich New London Turnpike, (Connecticut Route 32), at the northwesterly corner of the herein described parcel and the southwest corner of lands now or formerly Elaine Malchman located at 1905 Norwich-New London Turnpike as more particularly shown on the herein referenced survey plan,

Thence following along the southerly line of said Malchman lands, S 83°10'34" E, for a distance of 189.72' to point to be set, said point being the northeasterly corner of the herein described parcel, the southeasterly corner of said Malchman lands, the southwest corner of lands now or formerly Frank J. Donner & John W. Wehl d.b.a. D&W Investments, and further being located in the northerly assumed streetline of PTA Lane,

Thence following along PTA Lane for the following courses and distances:

S 8°00'56" W, for a distance of 25.01' to a concrete monument to be set, said monument being the southeasterly corner of the herein described parcel,

N 83°10'34" W, for a distance of 163.91' to a monument to be set.

Thence along the arc of a 25.00' radius curve deflecting to the right and having a central angle of 90°39'17" , for a distance of 39.56', to concrete monument to be set, said monument being the point and place of beginning.

Said parcel contains 0.10 acres more or less and is more particularly shown on a survey plan prepared by Boundaries L.L.C., entitled: Property and Topographic Survey Prepared for Daniel Malchman, 1905 Norwich-New London Turnpike - Montville, Connecticut, Scale: 1" = 20', Date: March 2025, Job I.D. No. 25-3562, Last Revised 4-22-2025, Sheet No. 1/1.