

Julie Boyle

From: Dennis Goderre
Sent: Saturday, January 3, 2026 8:22 AM
To: Julie Boyle; Meredith Badalucca
Subject: Fw: Proposed Adaptive Reuse Regulations

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From: Joseph Summers <jsummers.bo@outlook.com>
Sent: Saturday, January 3, 2026 8:04:43 AM
To: Dennis Goderre <dgoderre@montville-ct.org>
Subject: Proposed Adaptive Reuse Regulations

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Dennis,

Hope you had a good Christmas and New Year.

I have reviewed the proposed regulations and offer the following comments for consideration/discussion.

- **Section 16.13.3**, definitions should be kept together in section 1.3, in particular items 6 & 7 which can cause confusion as section 1.3 has definitions already. Recommend deleting
- **Section 16.13.5**, the criteria for the property location is very restrictive; Montville has properties scattered that could benefit from this, such as Route 82, Route 85, Old Colchester Road and Chapel Hill Road. Revise to encompass more properties
- **Section 16.13.5**, the requirement to be connected to both public sewer and water should not be a requirement. Why are properties that could only have access to one or neither be disqualified? Recommend deleting
- **Section 16.13.6**, Suggest combining 1b, 1c, 1d and just say Single Family Dwelling or more appropriate dwelling unit. Would like to see the reasoning for adding the definition single family flats (March 12, 2016)
- **Section 16.13.6**, why list uses that are prohibited when they are already not approved in the C-1 & C-2 zones? Recommend deleting.
- **Section 16.13.9**, the Building Official does not have condemnation authority. They can post unsafe or require emergency measures if in danger of collapse or a danger to human life.
- **Section 16.13.10**, item 9 Dwelling use should be residential use for consistency. The term dwelling use is not used in the regulations but residential use is.
- A map outlining the parcels of land that would fall under these regulations would also be helpful.

Respectfully submitted

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