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5 Connecticut Avenue
Norwich, CT 06360
(860)889-2324
secogct.gov

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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 the Town of Montville. The application was received on December 24, 2025. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The proposed amendments seek to establish comprehensive regulations and standards for "Adaptive Reuse Development" within the Town of Montville. These changes include inserting a new definition into Section 1.3 that defines Adaptive Reuse Development as mixed-use, commercial, or residential projects that convert underutilized buildings or Brownfield sites into functional facilities designed to enhance surrounding property values.

Furthermore, the amendments propose permitting these developments via Site Plan Review and Special Permit across several zones, specifically the R-40, R-20, R-20-M, Commercial (C-1 and C-2), Light Industrial (LI), and Industrial (I) districts. The regulations are intended to promote the renovation of existing structures that are no longer viable for their original use due to factors such as aging infrastructure or environmental remediation requirements. The proposed Section 16.13 also outlines strict eligibility criteria, requiring properties to have frontage on or proximity to State Routes 32 or 163 and connections to public sewer and water. Additionally, the amendments introduce design standards, residential density guidelines, and a requirement that at least 10% of dwelling units be deed-restricted as affordable housing.

Based on a review of the material provided, I have determined that the proposed zoning regulation amendment is 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

