



Town of Montville, Connecticut

Department of Land Use & Development

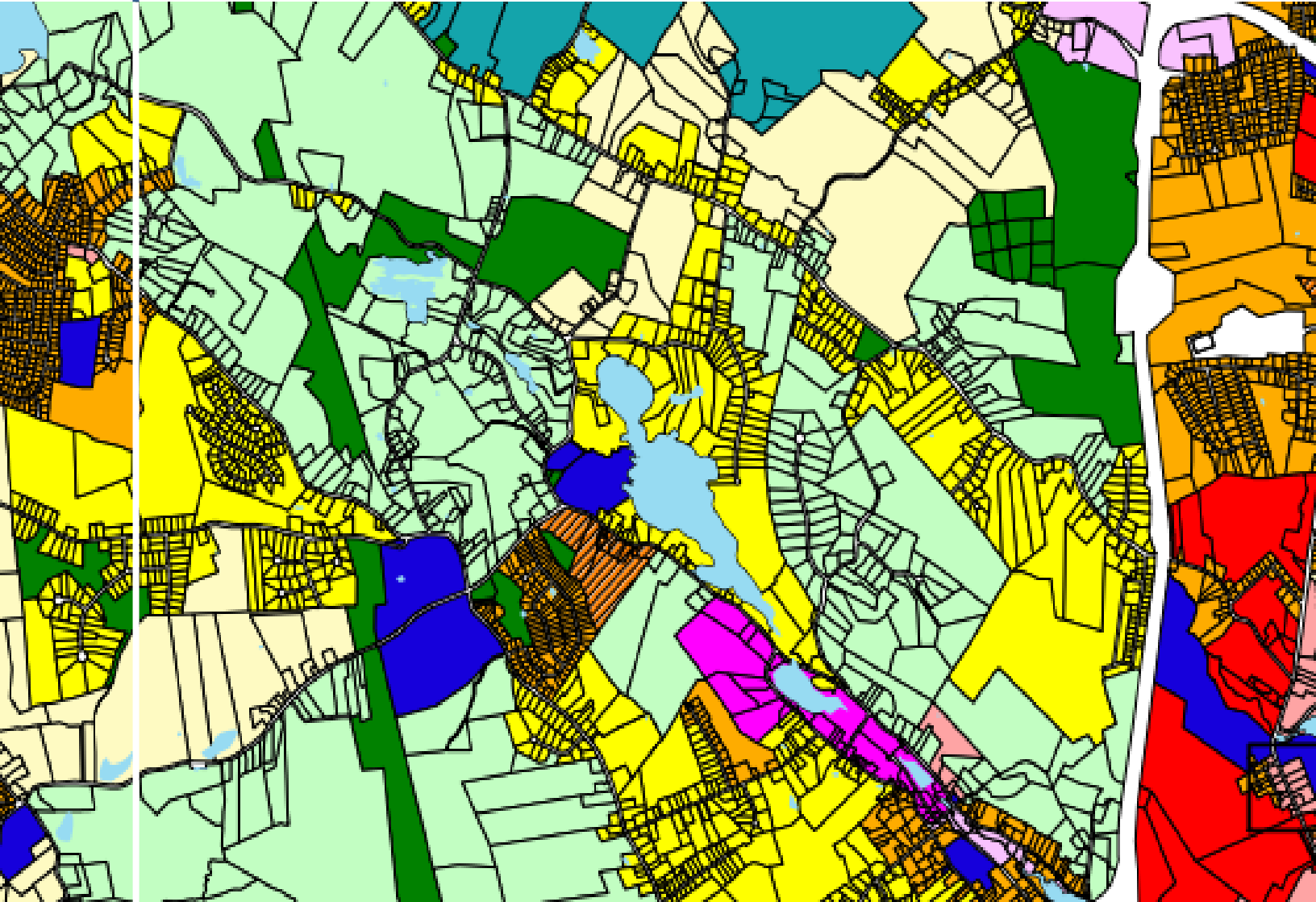
Planning & Zoning

Inland Wetlands & Watercourses

Economic & Community Development

Staff Report: Town Comprehensive Plan Workshop

January 14, 2026



Montville Planning & Zoning Commission
SPECIAL MEETING
January 14, 2026 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

AGENDA

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Roll Call and seating of Alternates.**
- 4. Working Session for Town Comprehensive Plan Update**
 - A. Revive and Renew Route’s 163/32 Update
 - B. Housing Grant Outline/POCD and Zoning
 - i. Scope of Work
 - ii. Schedule
 - C. POCD: General Discussion
 - i. Topics / Approach
 - ii. Refer Establishment of Advisory Committee to Town Council
 - D. Zoning Regulations:
 - i. Use table Discussions
 - ii. Possible short term amendments (landscaping, design, sidewalks)
 - iii. Long Term amendments
 - E. Land Use & Development Fee Schedule
 - F. Set Special Meetings for Workshop vs. Adding Regular Meeting or Subcommittee
- 5. Adjournment.**

No new business will be discussed after 10:30 P.M. and all business will cease at 11:00 P.M. Any unfinished business will be continued until the next meeting. Said notice shall appear on all meeting agendas.



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Working Session for Town Comprehensive Plan Update

The following provides highlights of agenda packet materials and relevance to Wednesday discussions:

A. Revive and Renew Route's 163/32 Update

Focus Area Design Options

The study team has developed three concepts, one for each three nodal areas:

1. Town Center,
2. Palmertown and
3. The Cove (Walgreens area)

The concepts graphically depict the recommendations by the team. This has been reviewed by land use staff, mayor and chair. The plans will be reviewed with the advisory committee late January/early February.

Commission Action Required by January 20th: I request you review each plan and I will provide an overview of the concepts during the meeting. Feedback/input is needed from you. Please bring your comments Wednesday and feel free to follow up with me after with additional comments by date noted above. We will reconcile your input and offer feedback to the team. (In writing/via email).

Market Study and Data Assessment

The additional reports provide detailed information regarding the demographics of the community and which inform the market study. You may find this information informative./enlighten. I do not have specific input for you at the moment, the Market Report draft was just received despite the December date.

Commission Action Required by January 20th: You are invited to share questions/feedback which I can convey back to the team.

B. Housing Grant Outline/POCD and Zoning

Technical Assistance Grant Application: A draft narrative outlining the scope of work associated with this grant request to the Department of Housing is provided. I am requesting \$125,000 to support the development of the Housing Plan, various zoning



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amendments, design guidelines and subdivision updates. This is a result of the recent legislative action HB 8002. On January 12th the Town Council will be reviewing a resolution to support this request.

Commission Action Required: Vote to support application with following Motion:

I make a motion to support the Technical Assistance Grant Application in the amount of \$125,000 to address a new Housing Plan due June 2027, address various regulatory updates as required by HB 8002, and explore and implement, as may be necessary, new zoning districts and regulations to ensure housing is attainable in Montville while eliminating/minimizing regulatory hurdles which may create barriers to achieving this goal.

C. POCD: General Discussion

- i. Topics / Approach - To be discussed during Wednesday meeting**

- ii. Refer Establishment of Advisory Committee to Town Council**

The Mayor has suggested establishing a committee which represents the community and various boards/commissions. Staff suggests an advisory committee to the Planning and Zoning Commission be formed with broad representation. Please consider the appropriate members from other boards/commission/public/business community.

Commission Action Required: Vote as follows:

I make a motion to recommend to the Town Council that an Advisory Committee to the Planning and Zoning Commission be established to guide the creation of Montville's next Plan of Conservation and Development and Housing Plan. Members of the committee should include: "list representation here".

D. Zoning Regulations

- i. Use Table**

During the December meeting, staff distributed a use table as an example of modern zoning structure and which more clearly communicates uses permitted and within specific zones. Please review with consideration to:

- The name of the use
- What you think the use means



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- How it may fit within Montville
- What uses are not listed and should
- What uses may be ambiguous or vague

Within this agenda packet we have provided a similar matrix which is not completed. This is a homework assignment as noted below, with the intent to help you focus on the importance to define and identify compatible uses and avoid unintended consequences.

Commission Action Required: For February workshop, review and consider specific uses which are applicable to each zoning district. Within the matrix, identify the level of approval with the provided code. If you do not believe it is appropriate for a district, indicate with the appropriate code. (Top of Table)

ii. Possible short term amendments (landscaping, design, sidewalks)

Several amendments are provided to existing sections and new regulations. These are short term, immediate updates recommended by staff to bridge the gap between now and the formation of a new zoning regulation. The amendments were selected based upon recent past issues/conflicts, and consideration to sections of zoning that may create unwanted situations/outcomes.

Commission Action Required: General feedback; direction to proceed.

iii. Long Term amendments

General discussion of other amendments which may be important to accomplish prior to a comprehensive update or at the time of an update. This includes both language and districts.

Commission Action Required: Communicate to staff on an ongoing basis elements of the regulations which you may want amended.

E. Land Use & Development Fee Schedule

Land use fees have not been updated since 04/12/2017. The attached assess our fees against other community's. Fees vary and the structure/approach does as well. We will review with the Commission and outline next steps based upon input.

F. Set Special Meetings for Workshop vs. Adding Regular Meeting or Subcommittee



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February Agenda

1. POCD Brainstorm
2. TIF District Introduction
3. Budget Review
4. Zoning Amendment Review
5. Land Use Fee Schedule Review



FOCUS AREA DESIGN OPTIONS

REVIVE & RENEW ROUTES 163/32

CLIENT MEETING - DECEMBER 18, 2025



MONTVILLE, CT



AGENDA

SURVEY RESULTS

INFORMING THE GREEN - ANALYSIS

FOCUS AREA DESIGN OPTIONS

- AREA 1: MONTVILLE TOWN GREEN
- AREA 2: PALMERTOWN VILLAGE
- AREA 3: COVE DISTRICT



MONTVILLE, CT

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REVIVE & RENEW ROUTES 163/32

CLIENT MEETING - DECEMBER 18, 2025



PIRIE
ASSOCIATES

TAKEAWAYS FROM NOV. 20th COMMUNITY ENGAGEMENT: IN-PERSON SURVEY

Active Public Realm:

Participants want *programmed active spaces* rather than generic passive infrastructure. The popularity of “indoor-outdoor” suggests interest in flexible, year-round usable spaces.

Mixed-Use Housing:

Participants show strong support for *mixed-use medium density and mixed-use low density*, with strong support for *medium density apartments* at the Town Center site. Respondents do not want high-density apartments.

Town Center as a Hub:

When considering the 3 opportunity sites, participants strongly see the Town Center site as an anchor for civic, cultural, and experiential/unique retail and other commercial. They also see it as a place for programmed open spaces, such as an active town square or green.

Seeing Montville’s Hubs as Villages:

Participants prefer that new construction, particularly at the Town Center, have a “Village” character (65%) while 25% preferred a “Suburban” character, and only 10% preferred a “Rural” character. Participants strongly preferred that conversion and reuse development have a “Village” character (69%).

District Branding/Streetscape Aesthetics:

Participants prefer a “Traditional” character for prominent elements (lighting, banners) with “Naturalistic” as a close second for landscape and street furniture. “Contemporary” was less popular.



MONTVILLE, CT



REVIVE & RENEW ROUTES 163/32

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INFORMING THE TOWN GREEN



MONTVILLE TOWN GREEN OPTIONS

1 - 174,500 SF (4 AC)

2 - 329,250 SF (7.5 AC) TOTAL

3 - 482,801 SF (11 AC) TOTAL



GRAPHIC SCALE



MONTVILLE, CT

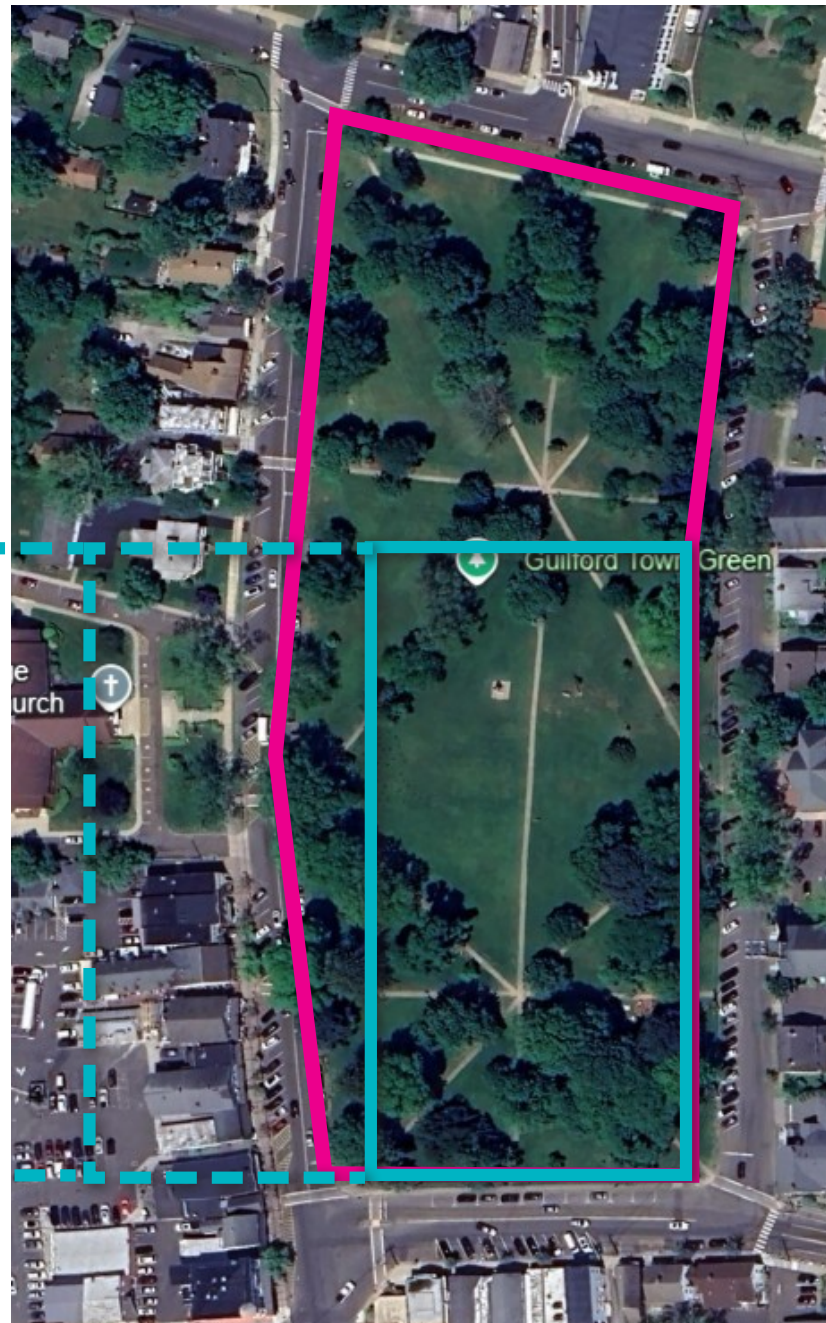


REVIVE & RENEW ROUTES 163/32

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INFORMING THE TOWN GREEN



GUILFORD TOWN GREEN
 GUILFORD, CT
 352,000 SF (8.1 AC)



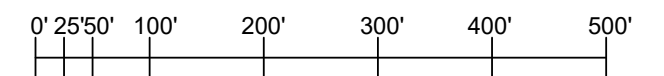
SONOMA SQUARE
 SONOMA, CA
 330,000 SF (7.58 AC)

GUILFORD GREEN

- TRADITIONAL NEW ENGLAND GREEN SURROUNDED ON ALL SIDES WITH MIXED-USE COMMERCIAL
- GREEN IS UNPROGRAMMED, PASSIVE PARK

SONOMA SQUARE

- TOWN SQUARE SURROUNDED ON ALL SIDES WITH MIXED-USE COMMERCIAL
- SQUARE IS PROGRAMMED WITH CIVIC AND CULTURAL USES



GRAPHIC SCALE



MONTVILLE, CT



REVIVE & RENEW ROUTES 163/32

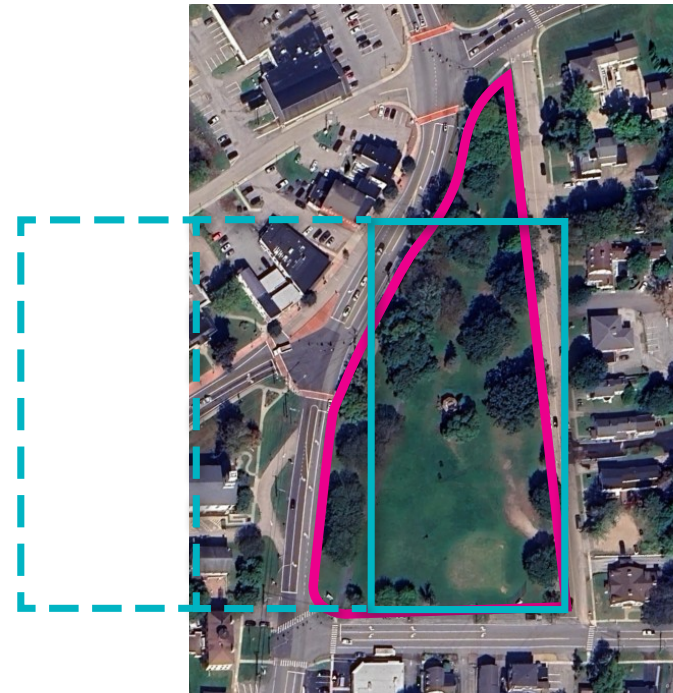
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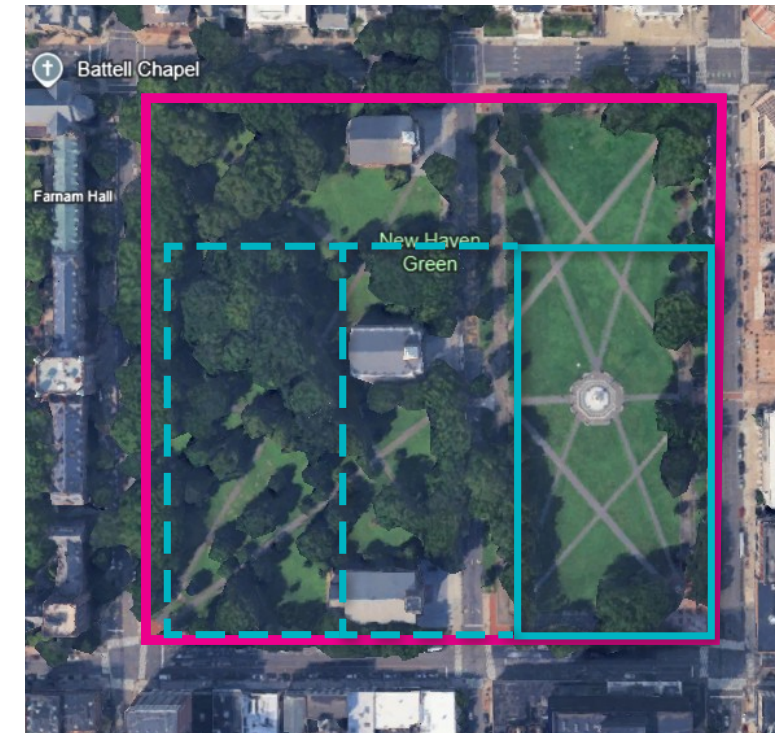
ADDITIONAL CT GREENS



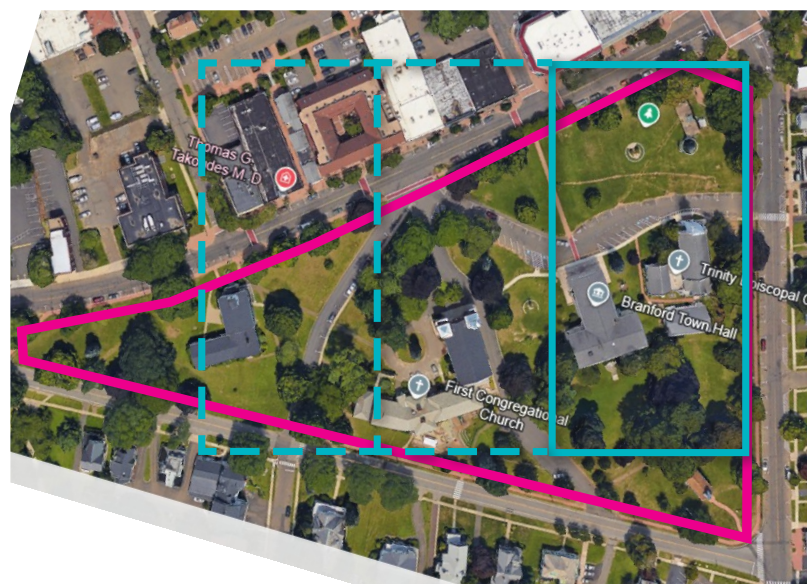
MONTVILLE TOWN GREEN
 MONTVILLE, CT
 174,500 / 329,250 / 482,801 SF
 (4 AC / 7.5 AC / 11 AC)



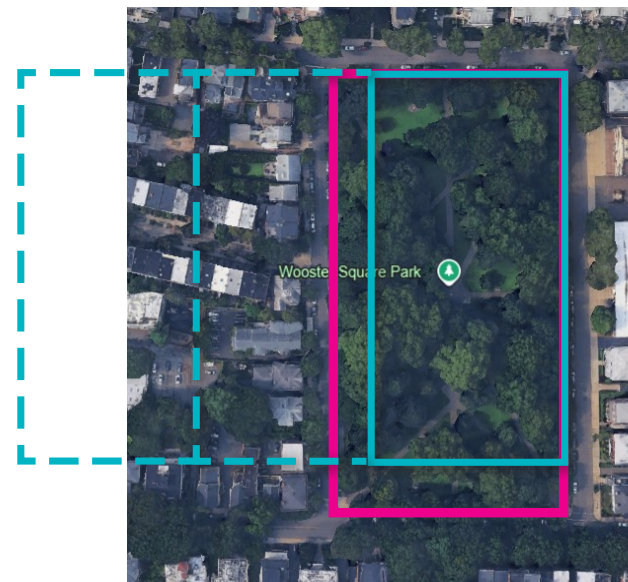
COLCHESTER TOWN GREEN
 COLCHESTER, CT
 196,500 SF (4.5 AC)



NEW HAVEN GREEN
 NEW HAVEN, CT
 725,000 SF (16.6 AC)



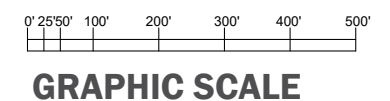
BRANFORD TOWN GREEN
 BRANFORD, CT
 412,000 SF (9.5 AC)



WOOSTER SQUARE PARK
 NEW HAVEN, CT
 245,500 SF (5.64 AC)



ESSEX TOWN GREEN
 ESSEX, CT
 68,500 SF (1.57 AC)



MONTVILLE, CT



REVIVE & RENEW ROUTES 163/32

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