

**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**

**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, Joseph Summers and Joshua Kobyluck **Absent:** Commissioner Mickey Gillette and Sara Lundy. Alternate Mark Meyers was seated for Commissioner Lundy. **Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford.
4. **Working Session for Town Comprehensive Plan Update**
  - D. Goderre explained to the commission what the Town Comprehensive Plan entails such as the Plan of Conservation and Development, Zoning Regulations and Subdivision Regulations.
    - A. Revive and Renew Route’s 163/32 Update – D. Goderre gave an overview of the three documents that were included in the Commissioner’s packet; Focus Area Design Options dated 12/18/25, Market Data Assessment dated 10/3/25 and the Draft Market Analysis Report dated December 2025. D. Goderre pointed out that these are long term visions and the Town is not intending on taking of properties. The Commissioners were asked to review documents and provide feedback to be passed along to the consultant.
    - B. Housing Grant Outline/POCD and Zoning
      - i. Scope of Work
      - ii. Schedule
  - D. Goderre gave an overview of a housing grant that he would like to pursue in the amount of \$125,000 for technical assistance for Housing Plan, new zoning districts under HB8002, Subdivision Regulations and design guidelines. This would be a direct financial assistance with no match by the Town.
  - D. Goderre went over the budget and consultant selection for the POCD and Housing Plan. Commissioner Longton would like to know Goman & York’s qualifications for a sole source versus an open bid. D. Goderre agreed to send the qualifications to all Commissioners for review.

**MOTION (Terry/Desjardins)** 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. **All in favor (8-0-0).**

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C. POCD: General Discussion

- i. Topics / Approach – D. Goderre reviewed the topics in the Commissioner’s packet as well as, some suggested slogans.
- ii. Refer Establishment of Advisory Committee to Town Council – D. Goderre gave several suggestions of commissions that could be part of an Advisory Committee and asked that the Commissioners review and be prepared to vote on members of an Advisory Committee for the next meeting.

D. Zoning Regulations:

- i. Use table Discussions – A use table was provided to the Commissioners with a list of uses currently used by City of Groton with our zoning districts. The Commissioners were asked to complete the table with uses they feel should be allowed, prohibited and what level of review should be required.
- ii. Possible short term amendments (landscaping, design, sidewalks)
- iii. Long Term amendments  
D. Goderre reviewed draft sections of Regulations such as Definitions, Decision Making Authority, Deviations, Off Street Parking, Landscape Design Standards, Lighting Standards, Siting of Necessary Site Appurtenances, Blank Walls, and Snow Storage and Removal. The Commissioners were asked to review and provide feedback.

E. Land Use & Development Fee Schedule – M. Badalucca prepared a spreadsheet listing our current fee and several other neighboring town’s fees for comparison. She explained what was required by staff for each of the permits/applications for the fee received. Commissioner Terry asked that staff add a column for suggested fees and provide for the next meeting.

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

Discussion was held as to what days work best and it was determined the second Wednesday of the month would fit most schedules. The meetings will be Special Meetings and scheduled as such when needed. February 11<sup>th</sup> and March 11<sup>th</sup> are both possible dates and will be evaluated best on need.

**5. Adjournment.**

**MOTION (Kobyluck/Longton) to ADJOURN the meeting at 8:22 p.m.**

**All in favor (8-0-0).**

Respectfully Submitted by:  
Meredith Badalucca  
Asst. Planner

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

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