

Montville Planning & Zoning Commission
SPECIAL MEETING
February 11, 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**
 - a) Updated Fee Discussion – M. Badalucca discussed the Explanation of Proposed Fee Modifications and Spreadsheet which was included in the meeting packet. M. Badalucca explained how she arrived at the suggested increased fee for each of the fee categories on the Spreadsheet. Brief discussion followed.

MOTION (Desjardins/Summers) to propose the suggested fees to TARP and Town Council; and to review them annually, prior to the fiscal year, with an annual report of fees collected and paid to be provided. **All in favor (8-0-0).**
 - b) Memo: Zoning Assessment for the Route 32/Route 163 Investment Plan by BJH Advisors – D. Goderre explained that this was provided to the Commission as a primer for the next meeting, as BJH would be presenting the Assessment directly to the Commission. D. Goderre gave highlights of the Assessment. Brief discussion followed.
 - c) TIF District and CMDA Introduction Presentation (as provided to Town Council on 2/9/26) – D. Goderre explained that this presentation was made to the Town Council at their meeting on February 9th. He advised that this would not be a new tax and it is not a tax abatement. D. Goderre gave his presentation and highlighted that the purpose of a TIF District would be to tell the community that you are willing to invest back into the specific area or district. He explained that that the Town Council would be the governing body for approval of a TIF District but it would be referred to the PZC for comment and to be certain that it coincides with the POCD.
 - d) Housing Grant Update – D. Goderre reported that he has been advised that it is almost certain that the Town would be awarded the \$125,000 Housing Grant which had recently been applied for. Final award should be within a week or two.
 - e) Revive and Renew Routes 163 and 32: Consultant presentation on 2/24/26 @ 5PM Special Meeting – D. Goderre advised the Commission that there was a Steering Committee Meeting scheduled for February 12th at 5 p.m., all are welcome to attend. He indicated that BJH would be making a full presentation of their recommendations, as part of the Grant, to the

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PZC at a Special Meeting scheduled for February 24th at 5 p.m., just prior to the Regular Meeting, all are requested to attend. D. Goderre advised that there will be a full presentation and workshop for the Public on March 26th, the details are still being worked out.

- f) Discussion: Commission to Provide Comments of Draft Regulation amendments as reviewed 1/14/26 – D. Goderre informed the Commission that Staff has been working on an update to the Regulations pursuant to the Housing Bill. These changes are required by July 1st. D. Goderre continued to explain that additional revisions will be forthcoming for review and approval.

Brief discussion regarding the draft Regulations which had been previously provided to the PZC at the January 14, 2026 meeting. M. Badalucca advised the Commission that they would have an additional review of these Regulations during the Public Hearing Application process. The Commission found no objections with the draft Regulations as previously presented to include: Section 1.3 DEFINITIONS; Section 17 DECISION MAKING AUTHORITY; Section 18 OFF-STREET PARKING; Section 18B LANDSCAPING DESIGN STANDARDS; Section 18C LIGHTING STANDARDS; Section 18D SITING OF NECESSARY SITE APPURTENANCES; Section 18E BLANK WALL AND USE OF FENESTRATIONS; Section 18F SNOW STORAGE AND REMOVAL.

There was a brief discussion concerning Section 18F SNOW STORAGE AND REMOVAL. The Commission agreed that this would be hard to enforce however it is always something that gets brought up during Site Plan approvals. D. Goderre indicated that making the Regulation more specific to what an Applicant cannot do would make it easier for the ZEO to enforce. Commission agreed and D. Goderre will revise.

- g) Working Session: POCD and Vision – D. Goderre requested that this item be tabled in light of the time because he felt that the exercise could easily take a ½ hour to an hour to complete. Commission agreed.

5. Adjournment.

MOTION (Longton/Terry) to ADJOURN the meeting at 7:49 p.m.
All in favor (8-0-0).

Respectfully Submitted by:
Stacy L. Radford, ZEO / WEO

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

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