



**PLANNING & ZONING COMMISSION
MARCH 11, 2026**

REVIVE & RENEW ROUTES 163/32



MONTVILLE, CT



AGENDA

COMMUNITY ENGAGEMENT TAKEAWAYS

REVIEW OF PRIORITY SITE VISIONS

- AREA 1A: MONTVILLE TOWN GREEN
- AREA 1B: COVE DISTRICT
- AREA 2: PALMERTOWN VILLAGE
- BROWNFIELD REVISIONING: FORT GRISWOLD PAPER CO.

ZONING ASSESSMENT

NEXT STEPS & PROJECT SCHEDULES



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COMMUNITY ENGAGEMENT: TAKEAWAYS

Active Public Realm

- Participants want programmed active spaces rather than generic, passive infrastructure. Interest also shown in flexible, year-round usable spaces.

Mixed-Use Housing

- Desire for mixed-use medium density and mixed-use low density, with particular support for medium-density apartments and town homes at 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 as an anchor for civic, cultural, and unique retail and other commercial.
- Respondents also see Town Center as a place for programmed open spaces, such as an active town square or green

Seeing Montville's Hubs as "Villages"

- Almost two-thirds of participants prefer that new construction, particularly at the Town Center, have a "Village" character.
- Only 10 percent preferred a "rural" character

District Branding and Streetscape Aesthetics

- Participants prefer a "Traditional" character for prominent elements (lighting, banners) with "Naturalistic" a close second for landscaping and street furniture. "Contemporary" was less popular.



1A TOWN CENTER



1B COVE DISTRICT



2 PALMERTOWN VILLAGE



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FOCUS AREA 1A : MONTVILLE TOWN GREEN



EXISTING SITE PLAN  NORTH



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FOCUS AREA 1A : MONTVILLE TOWN GREEN

PROPOSED RESIDENTIAL: ~ 140 UNITS



SITE PLAN NORTH



KEY

- | | |
|-------------------------|--------------------------------------|
| 1 TOWN HALL | 13 GRAND STAIR |
| 2 LIBRARY ANNEX | 14 PEDESTRIAN BRIDGE |
| 3 EXISTING COMMERCIAL | 15 NEW TOWN HALL ENTRY |
| 4 TOWN GREEN | 16 PLAYGROUND |
| 5 SENIOR CENTER | 17 COMMUNITY GARDEN |
| 6 NEW TRUCK ACCESS ROAD | 18 RESTORED RIPARIAN PARK |
| 7 MULTI-USE THEATER | 19 PARKING |
| 8 INNOVATION CENTER | 20 BUS STOP |
| 9 PLAZA | 21 TREE LINED SIDEWALK W/
PARKING |
| 10 MIXED-USE | 22 BAND SHELL |
| 11 TOWNHOMES | 23 WAR MEMORIAL AND FLAGS |
| 12 ROSE GARDEN | |

LEGEND

- | | |
|-----------------------|------------------------|
| CIVIC | TOWNHOMES |
| COMMERCIAL (EXISTING) | RIPARIAN RESTORATION |
| ARTS & CULTURE | MULTI-USE PATH |
| MIXED-USE MED DENSITY | OXOBOXO HERITAGE TRAIL |
| MIXED-USE (FUTURE) | RAPID FLASH BEACON |



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FOCUS AREA 1B : COVE DISTRICT



EXISTING SITE PLAN  NORTH

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FOCUS AREA 1B : COVE DISTRICT

PROPOSED RESIDENTIAL: ~ 275-290 UNITS



KEY

- | | | | |
|---|-----------------------|----|-------------------------------|
| 1 | EXISTING COMMERCIAL | 9 | PINK ROW - BEIT ST CONNECTION |
| 2 | HORTON COVE PARK | 10 | ALAMEDA WALKWAY |
| 3 | APARTMENT MED DENSITY | 11 | 10' SIDEWALKS |
| 4 | MIXED-USE MED DENSITY | 12 | PROMONOTORY / LOOK OUT |
| 5 | PUBLIC PARKING | 13 | BUS STOP |
| 6 | PARKING | 14 | INDOOR/OUTDOOR RETAIL |
| 7 | TRAILHEAD | | |
| 8 | MONTVILLE WWP | | |

LEGEND

- | | | | |
|--|-----------------------|--|------------------------|
| | COMMERCIAL (EXISTING) | | TRAILS |
| | MIXED-USE MED DENSITY | | MULTI USE TRAIL |
| | APARTMENT MED DENSITY | | OXOBOXO HERITAGE TRAIL |
| | | | RAPID FLASH BEACON |

SITE PLAN NORTH



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CONNECTION BETWEEN FOCUS AREAS 1A & 1B



BANNERS/ MEDALLIONS



LIGHTING



CROSSWALKS



SIDEWALKS

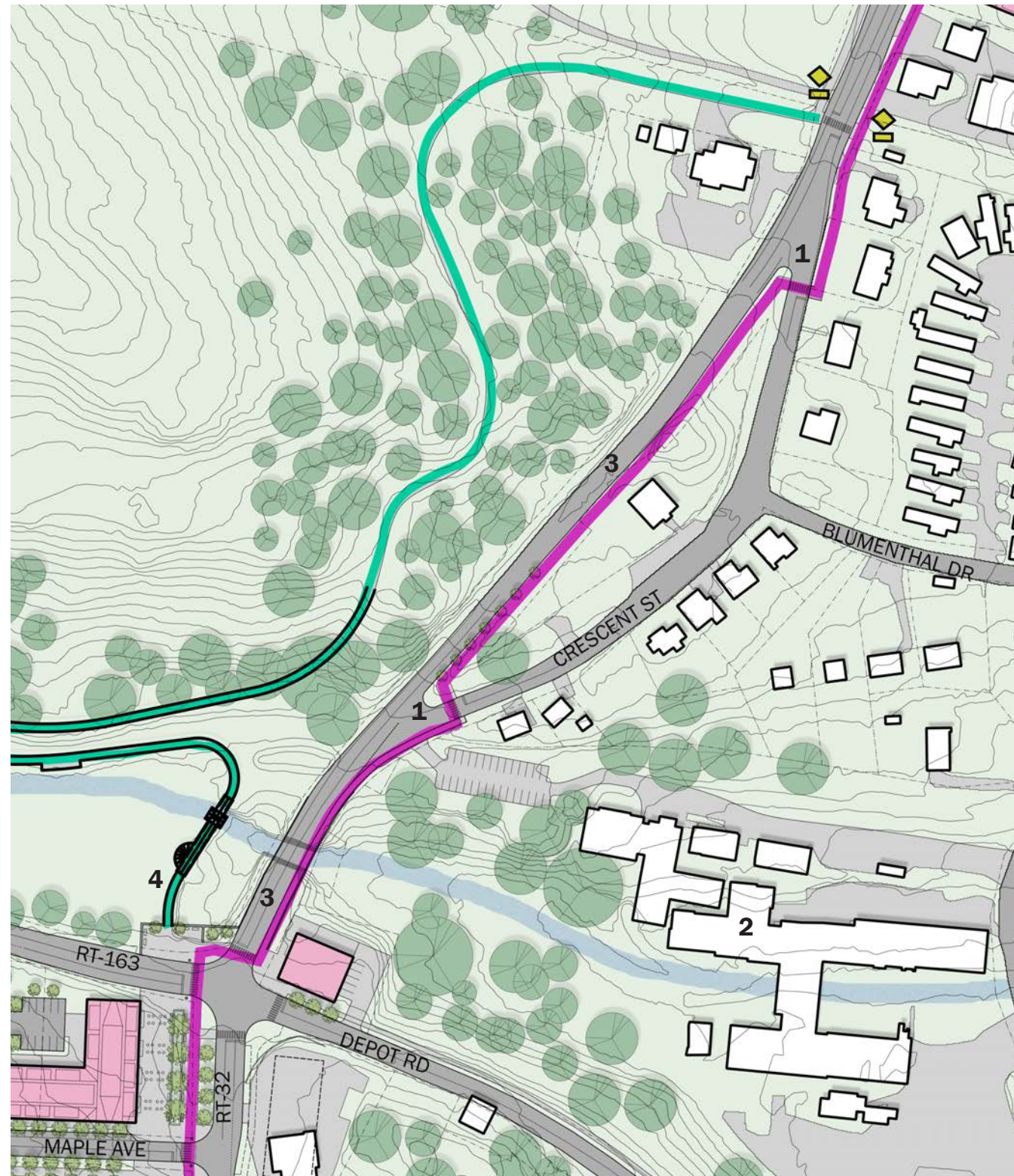


STREET FURNITURE



INFORMATION PANELS

PREFERRED PLACEMAKING ELEMENTS FROM COMMUNITY SURVEY RESULTS



KEY

- 1 NEW CROSSING
- 2 OXOBOXO LOFTS
- 3 NEW SIDEWALK
- 4 PEDESTRIAN BRIDGE

LEGEND

- MIXED-USE MED DENSITY
- MULTI-USE PATH
- OXOBOXO HERITAGE TRAIL
- RAPID FLASH BEACON



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FOCUS AREA 2 : PALMERTOWN VILLAGE



EXISTING SITE PLAN  NORTH



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FOCUS AREA 2 : PALMERTOWN VILLAGE

PROPOSED RESIDENTIAL: ~ 80 UNITS + 52 (14 BRIDGE ST) = 132 UNITS



SITE PLAN NORTH



5



6



10



4



2

KEY

- | | |
|-------------------------------------|---------------------------------------|
| 1 EXISTING COMMERCIAL | 8 PEDESTRIAN BRIDGE |
| 2 OXOBOXO GREEN | 9 PUBLIC PARKING |
| 3 APARTMENTS (FUTURE) | 10 OXOBOXO HERITAGE TRAIL |
| 4 TREE LINED SIDEWALK W/
PARKING | 11 PARKING |
| 5 MIXED-USE LOW DENSITY | 12 TRAILHEAD |
| 6 MIXED-USE MED DENSITY | 13 PLAYGROUND |
| 7 TOWNHOMES | 14 DAM REMOVAL / RIVER
RESTORATION |

LEGEND

- | | |
|-----------------------|------------------------|
| COMMERCIAL (EXISTING) | APARTMENTS (FUTURE) |
| TOWNHOMES | RIPARIAN RESTORATION |
| MIXED-USE LOW DENSITY | OXOBOXO HERITAGE TRAIL |
| MIXED-USE MED DENSITY | |



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BROWNFIELD REVISIONING : FORT GRISWOLD PAPER CO



6



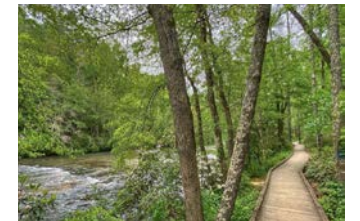
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7



8



KEY

- | | |
|--|---|
| 1 WATER TOWER PLAZA | 6 BROOK PLAZA
- SEATING, LANDSCAPING |
| 2 ORIGINAL MILL BUILDING
- OXOBOXO BROOK HISTORY
- CAFE
- RESTROOMS | 7 PLAYGROUND |
| 3 EXISTING WATER TOWER
- NEW STAIRS TO VIEWPOINT | 8 NATURALISTIC SKATEPARK |
| 4 TREE LINED SIDEWALK | 9 PEDESTRIAN BRIDGE |
| 5 WHEELER POND DAM | 10 PUBLIC PARKING |
| | 11 TRAILS |
| | 12 TRAILHEAD |
| | 13 RIVER RESTORATION |

LEGEND

- | | |
|----------------------|--------------------|
| CULTURAL | SHARED USE TRAIL |
| RIPARIAN RESTORATION | RAPID FLASH BEACON |

SITE PLAN NORTH



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ZONING ASSESSMENT: KEY FINDINGS

Current Framework Provides a Foundation

- Route 32 Overlay Zone (OZ) and R-20-M districts enable mixed-use and multifamily development along Route 32
- C-1 and C-2 districts permit broad commercial uses, upper-floor residential, and workforce housing

Key Gaps Limit the Investment Plan Vision

- OZ does not override underlying density, height, or parking limits; development potential is constrained by underlying low-density zoning (R-20, R-40, etc.)
- Route 163 corridor has no overlay protection; lower-density zoning limits compact village-scale nodes
- Ambiguous “anything for profit” language in C-1/C-2 may permit unintended auto-oriented or yard-intensive uses

New State Law HB 8002 Creates Opportunities

- Eliminates parking minimums for projects under 16 units; relaxes requirements for larger developments
- Requires as-of-right approval for middle housing (2-9 units) in commercial/mixed-use zones
- Potential to position Route 32 corridor as Montville’s primary housing growth area under state mandate



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ZONING ASSESSMENT: RECOMMENDED PATH FORWARD

New Zoning Options

- Consider a floating zone approach in place of the Overlay Zone (requires legislative discussion and hearing)
- Clarify use tables to prevent unintended non-desirable uses
- Consider clear thresholds for special permit (e.g., project by scale/SF, number of units, parking)

Add Form-Based Standards

- Establish clear, objective design guidelines for priority nodes: build-to lines, maximum front setbacks, streetscape/landscape requirements, façade standards, parking location rules
- Draw on Montville's existing Cannabis Overlay Zone as a local best-practice model for clear, controlling standards on form, design, and use

Align with State Housing Policy

- Consider designating priority nodes as Transit Districts, Housing Priority Zones, or Housing Growth Zones
- Maintain streamlined permitting with enhanced performance standards, rather than discretionary case-by-case review



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IMPLEMENTATION STRATEGY: HOW TO MAKE THE ROUTES 32/163 INVESTMENT PLAN A REALITY

Innovation Plan: Next Steps (March-May)

- Public Town Hall Meeting (Thursday, March 26th)
- Finalize vision concepts and implementation priorities (March-April)
- Conduct high-level residual land value analysis for preferred development concepts to test feasibility and inform investment decisions (March-April)
- Presentation to Planning & Zoning Commission and Steering Committee (May)
- Begin regulatory updates and grant application (May - June)

Adopt the Vision and Advance Regulatory Foundation

- Incorporate the Investment Plan into the POCD
- Update zoning and design guidelines for priority nodes

Build Community Support and Partnerships

- Solidify community and political support
- Engage property owners at priority sites
- Consider strategic property acquisitions at priority sites

Secure Funding

- Pursue state and federal grants (DECD, DOT, LOTCIP, others)

Consider New Local Policy

- Establish Tax Incremental Financing District (TIF) to fund public improvements
- Leverage Connecticut Municipal Development Act (CMDA) tools



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