

**TOWN OF MONTVILLE**  
**ZONING BOARD OF APPEALS**  
310 Norwich-New London Turnpike, Uncasville, CT 06382  
Telephone: (860) 848-6779 – Fax: (860) 848-2354  
Email: [planningdept@montville-ct.org](mailto:planningdept@montville-ct.org)

**REGULAR MEETING MINUTES**

**Regular Meeting**  
**March 4, 2026 -- 6:00 p.m.**  
**Town Council Chambers – Town Hall**

**1. Call to Order.**

Chairperson MacNeil called the regular meeting of the Zoning Board of Appeals to order at 6:01 p.m.

**2. Pledge of Allegiance.**

All stood and pledged the flag.

**3. Roll Call.**

Present were Chairperson John MacNeil and Board Members Doug Adams, Lisa Maffeo, Arthur Montorsi, and Board Alternate Meracus Hernandez. Board Member Michael Butterworth was absent from the meeting. A quorum of the Board was present.

Also present was Zoning Enforcement Officer (ZEO) Stacy Radford and Mayor Lenny Bunnell.

**4. Minutes: Approve the Minutes of the December 3, 2025, Meeting.**

**Motion** by Chairperson MacNeil; seconded by Board Member Adams to approve the ZBA Meeting Minutes of December 3, 2025. Discussion: none. **Voice Vote: 4-0-0. Motion Approved.**

**5. Executive Session: -- None**

**6. Public Hearings/Discussion & Deliberation: -- None**

**7. New Business:**

- a. **26 ZBA 1** -- Owners: Thomas DeMorro & Stacy Wroblinski; Applicant: Thomas DeMorro; for Appeal of the January 13, 2026 Cease & Desist letter of the Zoning Enforcement Officer regarding the property located at 836 Route 163 (Parcel ID: 037-022-000) (02/12/2026, Date of Receipt 03/04/2026, PH must be scheduled within 65 days of receipt).

**Motion** by Chairperson MacNeil; seconded by Vice-Chairperson Adams to set a Public Hearing for April 1, 2026, the next regularly scheduled Board meeting. **Voice Vote: 4-0-0. Motion Approved.**

**8. Old Business: -- None**

**9. Other Business:** -- Review and discussion of ZBA Fee Schedule.

ZWO Radford noted the spreadsheet of fees town by town concerning applications. The Town is looking at fees in area towns. The Inland Wetlands Commission and the Planning & Zoning Commission are considering whether to charge legal notices back to the Applicant(s). The newspaper charge is \$200--\$300 for a variance or appeal. If the Board agrees, all its ideas will forwarded be to TARP and thereafter to the Town Council. The ZWO noted that other towns do not charge for legal notices and if adopted the cost would be collected upfront per party, per questions from the Chairperson. Additionally, since 26 ZBA 1 concerns an appeal the cost is not known yet. It was also pointed out by the Chairperson that if other applicants of other towns do not charge a cost for legal notices, why burden Town applicants for payment. It was also noted that the cost would be achievable if the Applicant is aware of the cost, per Board Member Maffeo. Also, if the cost is not paid the Applicant would not be able to come before the Board, according to Vice-Chair Adams.

**10. Adjournment**

**Motion** by Chairperson MacNeil; seconded by Vice-Chairperson Adams to adjourn the meeting at 6:11 p.m. Discussion: none. **Voice vote: 4-0-0; all in favor. Meeting Adjourned.**

Respectfully submitted by:

Gloria J. Gathers  
Recording Secretary, Town of Montville

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE UNDER  
“RESOURCES” ON THE TOWN OF MONTVILLE WEBSITE.**