

**Montville Planning & Zoning Commission**  
**SPECIAL MEETING**  
**March 11, 2026 - 6:00 p.m.**  
**Room 203 Items 1-4; Reconvene to 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. in Room 203.
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 Lisa Terry, Mickey Gillette, and Joseph Summers **Absent:** Commissioner Chuck Longton, Josh Kobyluck 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. **Review of Revive and Renew Routes 163 and 32 Draft Recommendations**
  - a. Presentation by BJH Advisors
  - b. Discussion and Questions
  - c. Next Steps

BJH Advisors gave their draft presentation to the Commission. Brief discussion and questions followed.

5. **Recess to move to Town Council Chamber**

All Commission members relocated to Council Chambers at 7:02 p.m. Chairman Pieniadz resumed the meeting at 7:06 p.m.

6. **New Business:**

- a. **C.G.S. § 8-24 Review** for the discontinuance and sale of **PTA Lane**.

D. Goderre gave a brief overview of the request of an 8-24 Review by the Mayor for the discontinuance of PTA Lane. He advised the Commissioners that the Developer who is interested in purchasing PTA Lane would be present at the next regularly scheduled meeting on March 24, 2026, where they will give a brief presentation. Kermit Hua of KWH Enterprise, LLC, who provided a traffic evaluation for the Town, will also be present. All comments received from the referral will be provided and the Commission will vote for a favorable or non-favorable recommendation to the Town Council.

**MOTION (Desjardins/Terry)** to continue the 8-24 Review to the next regularly scheduled meeting of March 24, 2026. **All in favor. (7-0-0).**

7. **Working Session for Town Comprehensive Plan Update**

1. Review and Discussion: Draft Zoning Amendments
  - a. Dept. of Housing Technical Assistance Grant  
D. Goderre advised the Commission that the Town of Montville has received notification of the awarding of the Grant in the amount of \$125,000 and the money will be received up front with no matching funds required.

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- b. Amendments: Performance Standards: Landscaping, Lighting etc...  
D. Goderre advised the Commission that the previously provided amendments to the Regulations will be on the March 24<sup>th</sup> agenda to set for a Public Hearing on April 8, 2026 at 6 p.m.
- c. Amendments: July 1, 2026 HB 8002 Revisions  
Brief discussion held.
- d. COG Regional Round Table re: HB 8002 updates  
D. Goderre advised the Commission that the COG is working at grouping area Towns together to expand on the round table discussions concerning HB 8002 Revisions. They are having a hard time agreeing on an acceptable meeting date. The Town of Montville and Waterford would be working together. More information will follow.
- e. TIF Update  
D. Goderre advised the Commission that he met with the Mayor, Finance Director and Town Council Chairman May who are all in agreement with the establishment of TIF Districts. D. Goderre reiterated that this is not a tax abatement or a new tax, it is merely an economic tool letting developers know that there is a commitment to reinvest in these specific areas. Brief discussion followed.
- f. Use Table Discussion  
Brief discussion held. Commissioners were asked to review for future discussion.
- g. Commissioner Comments/Questions  
No comments or questions at this time. There was a lot of information presented and the Commissioners will review it and send questions to Staff via email before the next meeting.

**8. Executive Session:**

- a. Appeals of 24SUB4 - George (Docket No. KNLCV-24-6070649-S) and Dombrowski (Docket No. KNLCV-24-6070650-S) v. PZC  
Chairman Pieniadz invited Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford. The Commission exited Council Chambers to Conference Room 102 at 8:08 p.m., returning at 8:23 p.m. No votes were taken and no decisions were made.

**9. Adjournment.**

**MOTION (Summers/Terry) to ADJOURN the meeting at 8:23 p.m.  
All in favor (7-0-0).**

Respectfully Submitted by:  
Meredith Badalucca, Assistant Planner

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