



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Overview: Informal Presentation by All of Us at North, LLC

Prepared by: Dennis Goderre, PLA, AICP
Director of Land Use and Development

Date: March 20, 2026; for March 24, 2026 Meeting

An informal presentation from All of Us at North, LLC (the **Owner**) will occur during Tuesday's meeting. Representatives will provide a general overview of their future intentions to develop their parcels in the vicinity of Massapeag Side Road and two parcels with frontage to Route 32. The last page of this document highlights these parcels.

The project in the vicinity of Massapeag Side Road contemplates 600-800 residential units which includes a workforce component (dedicated affordable). Another 100-120 units are contemplated upon the Route 32 parcels.

Route 32 is served by public water and sewer. The parcels in the vicinity of Massapeag Side Road are not served by public water or sewer.

To support the 600-800 units, water and sewer service must be extended the full length of Massapeag Side Road, Derry Hill Road to Route 32. Upgrades to the WPC Facility are also anticipated. Roadway widening along these, and presumable other streets, will be required and may also include intersection upgrades and perhaps signalized intersections, all pending detailed traffic analysis. Determining the estimated infrastructure costs are underway at the moment, with preliminary engineering analysis/feasibility ongoing. At this time, and subject to change, the order of magnitude costs range \$20-30 million.

The funding source for the above noted infrastructure improvements is too great a burden for a developer to bear. Therefore, the Owner has requested assistance from the State of Connecticut to fund these infrastructure improvements. During this current legislative session, lawmakers are reviewing this 'ask' and appear to be strongly considering this request for approval. The funding would be linked to housing, however the precise funding source is not clear to staff.

This funding has been reviewing by the Office of Policy and Management and Governor's Office and staff has been told no negative feedback has been received from either. We have also been told this will not impact the Town's ability to receive future funding, but the Town may actually benefit.

To that end, the Town has received a request to share thoughts associated with the infrastructure improvements to support the housing described above. It is recommended the Planning and Zoning Commission, through the Chair and with assistance from staff, communicate the Commission's sentiment on this matter in writing. To complement the upcoming presentation, I offer the following comments for your consideration and to facilitate discussion, helping provide guidance for communication back to the State.

Facilitating Comments and Questions

1. The purpose of the presentation is to discuss the proposed infrastructure necessary to support the proposed housing units. Design of the sites and buildings will not be discussed. Please channel thoughts on big picture and long-term considerations.
2. The infrastructure will span the peninsula and the limits of improvements will be presented Tuesday. Consider how public water and sewer will impact the undeveloped area.
3. The area is within the OZ Zone. This does not mean commercial development will not or cannot happen without sewer or water. It can with onsite systems, meaning smaller scale commercial development.
4. Water and sewer would likely bring larger scale commercial, residential or mixed-use development to this predominantly undeveloped area, although the OZ zone allows it. New zoning may be appropriate.
5. The Town, through State CIF funding, has been closely studying the revitalization of the Town Center (Town Hall Area) and Palmertown. How will focusing development and infrastructure in an undeveloped area impact infill and revitalization of these areas? Will it impact market absorption?
6. Will the Town lose or gain future funding from non-town resources to assist with other initiatives and priorities?
7. If this level of funding is to be granted, and the increase in population occurs, other infrastructure and community services will likely be impacted. To that end, funding should be provided to comprehensively support the demands such growth will place upon the Town as whole. (recreation, schools, infrastructure, government services and facilities, social needs).
8. Should this funding be approved by the State, should the State set aside funds for a comprehensive assessment of future town needs with fiscal support to implement them.
9. Should a full master plan for the peninsula area be developed to guide future development, creating a vision to understand implications and impacts. Might there be a new 'town center' or other community 'hub'?

10. Legislation is proposed to REQUIRE all land served by existing or planned water and sewer to be subdivided into lots NO LARGER than 5,000 SF. Current zoning lot minimums are predominantly 120,000, with a select area zoned R-40.

Ownership Key Map

Red outlines and dots are parcels under ownership of All of Us at North, LLC

Green dots depict MTIC Acquisition parcels.

