

Town of Montville
Office of Land Use and Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

VIA CERTIFIED MAIL

March 25, 2026

Barry Parfitt, PE
Wright-Pierce
213 Court Street
Suite 501
Middletown, CT 06457

RE: 26 ZC 1 – 50 Cook Drive (099-009-001) Zone Change from R-20 to Government

Dear Barry:

The Montville Planning and Zoning Commission, at its regular meeting on March 24, 2026, APPROVED the above-referenced application (#26ZC1) for a Zone Change from current zone of R-20 to proposed zone of Government. Enclosed is the Certificate of Notice of Decision.

Please contact me with any questions. Thank you.

Sincerely,



Meredith Badalucca
Assistant Planner

C. Doug Colter, C.F.M., Building Official
John Meigel, Fire Marshal
Kristy Kupec, Assessor
John Carlson, Public Works Director
Ronald McDaniel, WPCA
Leonard Bunnell, Mayor

Certified Mail # 70202450000203063923

**TOWN OF MONTVILLE
PLANNING & ZONING COMMISSION**

CERTIFICATE OF NOTICE OF DECISION

APPLICATION: PZ #26 ZC 1
LOCATION: 50 Cook Drive (Parcel ID: 099-009-001)
APPLICANT: Barry Parfitt, PE – Wright-Pierce on Behalf of WPCA
PROJECT: Zone Change from current zone R-20 to proposed zone Government
DATE OF APPROVAL: March 24, 2026

COMMISSION ACTION: APPROVE as follows:

APPROVE application 26ZC1 with the following findings, reasons for approval and effective date of April 13, 2026:

- The government use as a government utility use per Zoning Regulation Section 14.2.1.
- Historic use of the property has been government utility.
- Making a non-conforming lot (R-20) a conforming lot (Government) as there is no minimum lot size and no frontage requirement.
- The application is consistent with the existing and future land use maps in the Town of Montville POCD.
- The zoning map amendment will not conflict with or undermine the Town's comprehensive plan or otherwise compromise orderly development objectives.

Effective date: 12:01 am, April 13, 2026



Meredith Badalucca
Assistant Planner