

Montville Planning & Zoning Commission
REGULAR MEETING
March 24, 2026 - 6:00 p.m.
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.
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, Josh Kobyluck, and Joseph Summers **Absent:** Commissioner Chuck Longton and Sara Lundy. Alternate Mark Meyers was seated for Commissioner Lundy. **Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badaluca and Zoning and Wetlands Officer Stacy Radford.

4. **Additions or Changes to the Agenda.** None.

5. **Minutes:**

- a. Approval of the January 27, 2026 Regular Meeting Minutes

MOTION (DESJARDINS/GILLETTE) to APPROVE the minutes of the January 27, 2026 Regular Meeting. VOTE: (8-0-0) Motion CARRIED

- b. Approval of the February 11, 2026 Special Meeting Minutes

MOTION (DESJARDINS/PIKE) to APPROVE the minutes of the February 11, 2026 Special Meeting. VOTE: (8-0-0) Motion CARRIED

- c. Approval of the March 11, 2026 Special Meeting Minutes

MOTION (DESJARDINS/PIKE) to APPROVE the minutes of the March 11, 2026 Special Meeting. VOTE: (7-0-1) Commissioner Kobyluck abstained. Motion CARRIED

6. **Public Hearing:**

- a. **26 ZC 1 – 50 Cook Drive (099-009-001) Zone Change from R-20 to Government**
Owner -Town of Montville, Applicant – Barry Parfitt, PE – Wright-Pierce on behalf of WPCA (*Submitted 1/12/2026, Date of Receipt 1/27/2026, Scheduled for a Public Hearing on February 24, 2026 Town Hall closed, re-noticed for March 24,2026*)

MOTION (DESJARDINS/SUMMERS) to OPEN the Public Hearing at 6:05 p.m. All in favor. Motion APPROVED

M. Badaluca read her Staff Report into the record, including the questions and answers to the Zone Change Evaluation Criteria.

Barry Parfitt with Wright Pierce presented the Application to the Commission which is a Zone Change from R20 to Government, for water utility purposes. Mr. Parfitt advised the Commission that the tank has been built and is in full operation.

Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were none.

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MOTION (DESJARDINS/TERRY) to CLOSE the Public Hearing at 6:19 p.m. All in favor.

- b. **Discussion & Decision 26 ZC 1 50 Cook Drive (099-009-001) Zone Change from R-20 to Government** Owner – Town of Montville, Applicant: Barry Parfitt, PE – Wright Pierce on behalf of WPCA (*Decision required within 65 days of the close of PH*)

There were no questions or comments by the Commissioners.

MOTION (TERRY/DESJARDINS) to 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.

Roll Call Vote. All in favor. (8-0-0). Motion APPROVED

7. Old Business:

- a. **C.G.S. § 8-24 Review** for the discontinuance and sale of **PTA Lane**. (*Continued from 3/11/26 Special Meeting*)

Chairman Pieniadz reminded the Commission that this was an 8-24 Review, not a Public Hearing therefore there would be no public comment. He reminded the Commission of their role which is to consider the issuance of a report to the Town Council regarding the proposal’s consistency with the POCD, as required under CT General Statutes Section 8-24.

D. Goderre gave an overview of the proposal presented to Staff from the Mayor and the Finance Director. He advised the Commission that a Traffic Engineer was brought on by the Town’s Engineer CLA and he would be presenting his findings. D. Goderre explained the process of a road discontinuance and the fact that the roadway would normally go to the abutting property owners, from the center line. However after discussion with legal counsel, due to the fact that PTA Lane originated with the property located at 87 PTA Lane, any discontinuance would revert back to the property owner of 87 PTA Lane; previously the Town of Montville and now the current owner, Montville 1 LLC.

Kevin Solli from Solli Engineering spoke on behalf of the Developer and explained that the proposed project is for the construction of a large retail space. He explained the parcels for this development which would encompass 87 PTA Lane, PTA Lane, 15 and 29 Golden Road for a total of 23.92 acres.

Kermit Hua of KWH Enterprises, LLC reviewed the finding of the traffic summary conducted on behalf of the Town of Montville. He spoke with reference to the specific impact to Mohegan Elementary School; as well as the potential need for widening Golden Road, adding a potential

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left turn pocket at Route 32 at Golden Road, and the need for a turn around at the school to bring people back to Route 32.

D. Goderre indicated that the Developer would be required to provide a full traffic study, including any encroachment permits on Route 32. A high detailed traffic study would also most likely be required by OSTA. D. Goderre advised that there had been multiple meetings where the Superintendent and the Principal were present and part of the discussions. He attended the Board of Education meeting and the Superintendent provided a letter of recommendation. D. Goderre also indicated that any discontinuance would be contingent upon the Developer obtaining final approvals.

Additional questions and discussion followed.

MOTION (TERRY/PIKE) to APPROVE and forward a report of approval to the Town Council in accordance with C.G.S. § 8-24 for the discontinuance of PTA Lane as PTA as requested by Mayor, Leonard Bunnell and Finance Director, Julie Chapman, and described in correspondence from Montville 1 LLC dated February 9, 2026, and as PTA Lane is so described upon the map titled Compilation Plan 87 PTA Lane (with not Legal Description – PTA Lane), dated January 20, 2025 with revision date January 8, 2026, and find that such discontinuance is consistent with the 2022 Plan of Conservation and Development and to include in the report the recommendations listed in the Staff Report prepared by Dennis Goderre, Director of Land Use and Development dated March 20, 2026. Roll Call Vote (7-1-0) Commissioner Gillette voted Against, Motion CARRIED

- b. **26 SITE 1 – 245 Route 32 (070-010-000) Modification of Modified Site Plan for 22 Unit Condominium Development** - Applicant -John Eoanou, Owner -Wiltons Holdings LLC.
(Submitted 2/10/2026, Date of Receipt 2/24/2026, DRD 4/30/2026.)

M. Badalucca advised the Commission that Staff has not had time to conduct a review and comments have not been received back from referrals to Town Staff.

MOTION (DESJARDINS/TERRY) to CONTINUE to the next regularly scheduled meeting of April 28, 2026. All in favor.

- c. **25 SUB 7 & 25 SP 1 – 47 Sharp Hill Road (023-063-000) 23 lot Resubdivision** – Owner - R&N Holding Company, LLC (Approved with conditions on 11/18/25) REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS TO JUNE 4, 2026.

MOTION (DESJARDINS/TERRY) to APPROVE a request for a 90 day extension of time to file mylar plans to June 4, 2026. All in favor.

- d. **25 SUB 4 – 257 Chesterfield Road (029-066-001) 4 lot Re subdivision** – Owner: Zachary Cash Applicant: Michael Desautels (Approved with Conditions on 9/23/25) REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS TO JULY 8, 2026.

MOTION (SUMMERS/TERRY) to APPROVE a request for a 90 day extension of time to file mylar plans to July 8, 2026. All in favor.

- e. **25 SUB 6 –71 Moxley Road (017-012-000) 2-lot Re subdivision** - Owner: Walter Wainwright Jr. Applicant: Walter Wainwright Jr (Approved with Conditions on 9/23/25)

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REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS TO JULY 8, 2026.

MOTION (GILLETTE/TERRY) to APPROVE a request for a 90 day extension of time to file mylar plans to July 8, 2026. All in favor.

8. New Business:

- a. **26 ZC 2 – Text Amendment** to add new sections as follows: 1.3 New Definition: Architectural Façade Element, Blank Wall, Fenestrations, Architectural Vegetation, Deciduous Tree or Shrub, Desire Line, Evergreen Tree or Shrub, Groundcover Vegetation, Invasive Plants, Landscape(d), Landscaped End Island, Landscaped Intermediate Island, Landscaped Median Island, Large Deciduous Tree, Large Evergreen Tree, Medium Deciduous Tree, Medium Evergreen Tree, Small Deciduous Tree, Small Evergreen Tree, Non-Invasive Native/Adaptive Plant Material, Shade Tree, Street Tree, BUG, Footcandle, Full Cut-Off, Glare, Light Trespass, Nadir, Photometric Plan, Security Lighting, Access Drive, Drive Aisle, Parking Area, Parking Row, Parking Stall; amend Section 18; add new Section 18B.0 Landscape & Site Design Standards, Section 18C.0 Lighting Standards, Section 18D.0 Siting of Necessary Exterior Appurtenances and Section 18E.0 Blank Wall and Use of Fenestrations – Applicant: Town of Montville PZC (*Submitted 3/6/26, Date of Receipt 3/24/26, PH must be scheduled within 65 days of receipt*)

MOTION (DESJARDINS/SUMMERS) to RECEIVE AND SET PUBLIC HEARING for April 8, 2026. All in favor (8-0-0) Motion CARRIED

- b. All of Us at North, LLC pre-application review for numerous parcels along Massapeag Side Road and parcels on Route 32. – Advisory Letter to CMDA regarding proposed development

D. Goderre explained to the Commission that this would be an informal presentation made by representatives of All of Us at North, LLC regarding a large scale development in the vicinity of Massapeag Side Road and Route 32. He advised the Commission that the Developer is looking to the State for funding to get water and sewer from Route 32 to Massapeag Side Road for this proposed multi-family development. OPM and the Governor’s Office is currently considering this funding request and would like this Commission to provide a statement in favor or against these infrastructure improvements.

Chairman Pieniadz reminded the Commission that this was an informal presentation and non binding.

Attorney Sherwood on behalf of All of Us at North, LLC spoke briefly about the project and advised the Commission that they are looking for support for this project as without State assistance for infrastructure, the project cannot continue. He further advised the Commission that there is a significant need for housing in Southeastern CT due to the recent award of a Contract to Electric Boat. Attorney Sherwood read a letter from Electric Boat to the Mayor into the record, in support of this housing project.

Brandon Hanfield of Yantic River Consultants of Lebanon gave a brief overview of the parcels owned by All of Us at North, LLC and the preliminary plans of 700-800 units.

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James Erickson, Haley Ward, Inc. was introduced to the Commission as he was hired to do a water and sewer evaluation for the potential development. He briefly discussed a meeting which was conducted with the WPCA, including Derek Albertson and Ron McDaniel and during that meeting, capacity was discussed and it was indicated that capacity would be achievable. Mr. Erickson explained that a boosting pump station and then a pressure reducing station, both on Derry Hill Road would need to be constructed in order to get the water up the hill due to the steep incline.

Attorney Sherwood advised the Commission that roadway improvements would also be required for this project and a traffic study is currently underway. He further indicated that a significant amount of housing would be affordable as this would be a requirement of the Bonding.

Don Pollard of Goman & York spoke with reference to the financial increase to the Town which would be expected from the size of this development, from the increase of tax revenue to the user fees charged by WPCA. He also spoke briefly of the increase in expenditures such as education.

There were some brief questions by Commissioners.

D. Goderre discussed with the Commission the idea of drafting a neutral letter, a letter in favor or against. Members of the Commission asked if they could have time to think about this potential development and provide feedback prior to the drafting of a letter. D. Goderre will find out the deadline for receipt of a letter. Chairman Pieniadz mentioned that if necessary, the Commission can hold a Special Meeting to discuss this matter further.

c. 26 SITE 2 – 888 Route 32 (083-005-000) – Accessory Parking Lot – Applicant: Joe Pennell, Owner: Depot Road Property LLC (*Submitted 3/19/26, Date of Receipt 3/24/26, DRD 5/28/26*)

M. Badalucca advised the Commission that Staff has not had time to conduct a review and comments have not been received back from referrals to Town Staff. She suggests receiving this Application only at this time.

MOTION (TERRY/GILLETE) to ACCEPT AND CONTINUE to April 28, 2026. All in favor (8-0-0) Motion CARRIED

9. Zoning Matters: ZEO Report

S. Radford read her ZEO report into the record. Brief discussion concerning some Administrative approvals issued by Staff.

10. Land Use Director Report:

- a. Update and discussion on Zoning Amendments
- b. TIF District Review; Follow up from March 11 meeting
- c. Housing Plan/POCD Subcommittee Establishment

D. Goderre gave a brief overview of the new definitions which are being proposed following HB 8002 and the necessity of compliance by July 1st. He briefly discussed the current versus the proposed districts where the specific types of housing, pursuant to HB 8002, could be allowed as permitted uses, with Site Plan approval. D. Goderre asked the Commissioners to review the drafts presented.

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Commissioner Pike asked if it would be possible for Staff to provide a list of open permits and approvals for housing. D. Goderre indicated that same would be provided.

11. Other Business: None

12. Correspondence:

- a. **Robinson + Cole** - Cellco Partnership d/b/a/ Verizon Wireless – Petition for Declaratory Ruling Filed with the Connecticut Siting Council for the Installation of a Wireless Telecommunications Facility at 401 Chapel Hill Road, Montville, Connecticut.
- b. **CT Siting Council** - PETITION NO. 1703 – Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for modifications to an existing telecommunications facility and installation of associated telecommunications equipment located at 401 Chapel Hill Road in Montville, Connecticut.
- c. **CT Siting Council** –PETITION NO. 1704- TRITEC Energy Development, LLC (TRITEC Americas, LLC) petition for a declaratory ruling, for the construction, maintenance and operation of a 1.99-megawatt AC solar photovoltaic electric generating facility and associated equipment located at 40 Old Colchester Road, Salem, Connecticut, and associated electrical interconnection.
- d. **Town of Bozrah CGS Referral** dated March 16, 2026 regarding Zoning Map Amendment of Map 19 Lot 051-B Application Number PZC0212206-1
- e. **Town of Preston CGS Referral** dated March 12, 2026 regarding Zoning Text Amendment #2026-01 to amend Section 2 and 15 in regards to building heights
- f. **CT Siting Council** – SUB-PETITION NO. 1157-SWMHNMBB-01 (South Windsor, Milford, Haddam, New Milford, Montville, Bloomfield and Bethel) – Eversource Energy and The United Illuminating Company joint declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for all transmission substation reliability improvements to comply with North American Electric Reliability Corporation (NERC) Reliability Standards for Critical Infrastructure Protection.

M. Badalucca advised the Commission that all of the above were communication received by Staff, no action was necessary.

13. 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 8:43p.m., returning at 8:50 p.m. No votes were taken and no decisions were made.

14. To Consider and Act on a Motion to Settle on George (Docket No. KNLCV-24-6070649-S) and Dombrowski (Docket No. KNLCV-24-6070650-S) v. PZC

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MOTION (TERRY/SUMMERS) to APPROVE the terms of the settlement of the court appeals, a settlement of the court appeals, *George v. PZC* (Docket No. KNLCV-24-6070649-S) and *Dombrowski v. PZC* (Docket No. KNLCV-24-6070650-S), as presented to the Montville Planning and Zoning Commission in executive session at its regular meeting tonight and as generally set out on a writing prepared by counsel for the parties at a court-sanctioned mediation conducted by Judge Edward V. O’Hanlon on February 20, 2026, are hereby approved for the reasons, among others, that the Commission finds the terms to be fair to all parties to the litigation and to be in the interests of the Town, including its interests in developing additional single-family housing to meet the needs of current and future residents, such terms being subject to such non-substantive changes as the parties might agree to, with any such changes to be subject to the approval of the Commission’s counsel. All in favor (8-0-0). Motion CARRIED

15. Adjournment.

MOTION (SUMMERS/TERRY) to ADJOURN the meeting at 8:55 p.m. All in favor (8-0-0)

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

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