



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



March 30, 2026

Mr. David Korris

Executive Director

Connecticut Municipal Development authority

----VIA EMAIL----

RE: 800-1000 Unit Montville Development

Dear Mr. Korris,

The Town of Montville Planning and Zoning Commission is considering the infrastructure extension investment proposed by the State to support development in the vicinity of Massapeag Side Road. To assist the Commission, I am requesting a detailed response from an appropriate State of Connecticut representative regarding the below items. The Commission will hold a special meeting on Thursday April 2 at 6pm for this matter. We appreciate a reply by close of business Wednesday to allow the commission 24 hours to consider the reply and leading up to this meeting. Please be aware we have also submitted several questions, some related to the below, to the developer and which are attached for your reference.

1. Developer Commitment: What assurances exist that the developer will remain committed to the project following a decision of support AND land use approvals? Is the State entering into an agreement with the developer to ensure such long term commitment?
2. The Town recently expended significant resources evaluating a 200-unit development on RT 32 that was subsequently sold to the Mohegan Tribe. Will an agreement be in place to prevent a similar occurrence with this project prior to, and leading up to, the filing of land use applications. We recognize approval will increase land value, making it more enticing for a 'flip'.
3. State Mandates: Will the State require additional housing units for Montville under the HB 8002 mandates to be allocated later this year? The Town must understand if this will further increase the burden on our schools, services, and overall infrastructure.
4. Housing Type and Affordability: Will the developer be required to build specific housing types and restricted to certain income levels to support a needed diverse housing stock in Montville?
5. Transit Community Middle Housing: Will the State require Transit Community Middle Housing such as HB 8002 is requiring of each municipality in the State?
6. Funding Implementation: What are the specific sources of funding, and what caveats will be in place to ensure these funds are utilized for full implementation over time? The

Town seeks 100% commitment from the State to see this infrastructure through to completion.

7. Utility System Capacity & Growth: We are told the funds are reportedly linked to housing growth. Water availability and sewer treatment capacity is finite:
 - a. Will all capacity in the water and sewer system be sized to accommodate the full potential growth of this area, inclusive of commercial and residential beyond this one project, and will those specific improvements be fully funded?
 - b. Does this funding include the necessary expansion at the Water Pollution Control Facility (WPCF)?
 - c. If necessary, will there be additional allocation of water supply which is brought from Groton Utilities and will the state burden this cost?
8. Engineering Verification: Preliminary water and sewer plans submitted on March 27 have not been independently verified for appropriateness of size and design:
 - a. Will the funds for infrastructure expansion also cover the full sizing of the system necessary to accommodate ALL potential growth, including commercial and additional housing?
9. Public Service Impacts. Will the state provide additional financial resources to the town for the increased demands on services? In particular, will the State support the Town in understanding the overall impact and prior to the land use applications associated with this development?

Please do not hesitate to contact Dennis Goderre, Director of Land Use and Development, should you have any questions.

Sincerely,



Bill Pieniadz

Chairman, Planning and Zoning Commission

w/ attachement



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March 30, 2026

David F. Sherwood
Moriarty, Paetzold & Sherwood
2230 Main Street
P.O. Box 1420
Glastonbury, Connecticut 06033-6620

RE: 800-1000 Unit Montville Development

Dear Attorney Sherwood,

The following questions have been posed to me from members of the Planning and Zoning Commission. As you are aware, this matter will be reviewed with your team at a special meeting to be held at Town Council Chambers on April 2 at 6pm. Please be prepared to address these comments. We respectfully request you provide written responses by close of business Wednesday, April 1, so the Commission members have sufficient time to consider this matter.

Developer Specific Questions:

1. Relevant Experience & Proven Success
 - a. Please provide detailed profiles of completed projects of similar scale (600–1,000 units) and complexity (involving major utility extensions and workforce housing components).
 - b. For these projects, highlight the timeline from inception to certificate of occupancy, the ultimate density achieved, and the current management structure of those facilities.
 - c. Provide examples of where you have successfully partnered with a municipality and a State agency to deliver public-private infrastructure improvements.
2. Entity Structure & Technical Team
 - a. Identify the managing members and principals of All of Us at North, LLC, including their individual professional backgrounds in large-scale land development.
 - b. Disclose any joint-venture partners, equity firms, or secondary development entities involved in this specific project.
 - c. List the lead architectural firm currently retained to move this proposal from the "contemplated" stage to the "executable" stage.
3. Financial Capacity & Funding Strategy

- a. Beyond the requested State infrastructure funding, please detail the anticipated financing structure for the vertical construction of the 1,000+ units.
 - b. Identify the primary financial institutions or private equity sources that will be backing the development.
 - c. Provide an overview of the entity's capacity to maintain the project through potential market fluctuations, particularly given the anticipated multi-phase build-out.
4. Legal & Regulatory History
 - a. Please provide a summary of any past or pending legal matters involving the principals or the development entity. This should include, but is not limited to, land use litigation, contract disputes, or environmental enforcement actions.
 - b. For any resolved matters, please provide a brief description of the outcome and how the resolution reflects the entity's commitment to regulatory compliance and community partnership.
 5. Commitment
 - a. Describe commitment to the project and community Montville. How will the town be assured the project will not be sold at any stage pre or post development, especially in early stages. This would be a commitment and relationship with the town with substantial time commitment to staff resources and board and commission member time.

Additional questions are as follows:

6. Explain the break down of EB housing needs related to the various employment numbers which appear conflicting, accounting for attrition.
7. What are the impacts of this developments 1,000 units, in conjunction with all recent approved projects and possible build out of existing higher density zoned lands including the nearly complete Revive and Renew project upon: schools, public safety needs (fire and Police), public services (town hall), water/sewer, recreation, and full build resulting from the water and sewer extensions
8. It seems we need a master plan and/or assessment not just for the Massapeag area, but the impact this has town wide.
9. Are the water and sewer extensions sized to accommodate a 'full build out' of the area which the new water and sewer will serve?
10. The FEIS should accurately account for the 1,000 units, not 750 units.
11. In general, how will this limit the towns growth?
12. Does the \$20-30 million account for improvements at the WPCF to ensure future growth is not impeded?
13. At least 200 units age restricted this will help with influx of students. The town is in need of elderly housing.
14. Provide phased in construction to allow the town time to adapt to services gradually. What will the phasing of development be?

15. Nearby recreation is necessary to accommodate such a population; active and passive.
16. How long will these units stay affordable? Do they revert?
17. Will impact fees be provided to offset costs of schools, roads and public safety needed for all the added residents?
18. Any CEPA or NEPA requirements with this funding? If so, how does this impact overall timeline?
19. What are traffic impacts? Reference was made to a study underway, is it available?
20. Define the following sewer and water demand and availability considering the below listed Approved and Possible Projects:
 - a. Current Flows/Demands: Sewer GPD/water GPD
 - b. Current Capacity/Availability: Sewer GPD/water GPD
 - c. Project Demands: Sewer GPD/water GPD
 - d. Approved Projects Demand: Meredith to provide the list of projects with unit #
 - e. Mohegan Allocation:
 - f. Rand Whitney Allocation:
 - g. Capacity remaining: Sewer GPD/water GPD
21. What does this mean for the WPC Facility? And how much expansion capacity is available before and after?
22. Will funds (\$20-30M) include expansion at the WPCF?
23. Will present owners along the expansion be required to connect to the water and sewer? If so, who will pay the connection and installation fees? A mention was made by the engineer at the 3/24 meeting that there is an option to connect to water. What about sewer?
24. How will this project impact the to-be-determined State's mandated affordable housing allocation which will be assigned to Montville under HB 8002? Meaning:
 - a. Will this achieve the future mandate?
 - b. Will additional funding be provided to expand water and sewer that may be needed for not only mandated affordable housing units, but market rate and commercial development we wish to achieve (see below)?
25. How will the following proposed and approved projects and town initiatives be impacted by this development? This is a valid concern since sewer and water is not in place to support the density contemplated with the Massapeag project.

CIF Grant Funded Study: Preferred Growth Areas

- RT 163/32 Revive and Renew Study: We have identified 500+/- unit potential, plus 75,000 SF of commercial, ¼ food service.

Possible future development

- Vicinity of RT 163 250 units w/ 3 bedrooms each (filing with WPCA occurred)
- Assumed development RT 32 north: large retail and restaurant use
- North end of RT 32 possible 225 units

Approved Multi-Family no built or started

- 82 Jerome Road (Village Apartments) - 214 units
- 90 Maple Avenue – 87 units
- 1758-1790 Route 32- 200 units
- 145 Route 32 – 11 units

Under Construction Multi-Family

- 245 Route 32 – 22 “Condo” Units – 6 built
- Millwood - 46 MFH for 55 and older – 5 additional MFH to be built
- 2268 - 2284 Route 32 - 57 units
- 26 Platoz Drive - 2 units – Individual wells with sewer

Approved Subdivision not built

- 1108 Old Colchester Road – 3 lot - Wells with Sewer
- 581 Route 163 – 2 lots – Wells with sewer
- 47 Sharp Hill Road – 23 lots wells with sewer
- 257 Chesterfield Road – 4 lots wells with sewer

Recently Built Subdivision/Multi Family

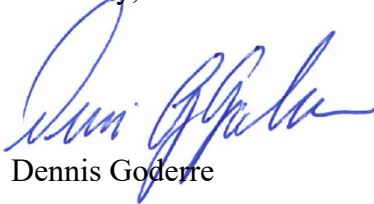
- 42 Pink Row – 72 Affordable Units; connected to system and operational
- 303 Route 32 – 16 units (2 2 bedroom, 14 one bedroom)

Site Plan Approvals – mixed use not built

- 480 Route 32 – vet offices with 3 apartments above
- 2227 Route 32 – retail space with 16 units above

Thank you for your on-going cooperation and assistance. Please do not hesitate to contact me with any questions.

Sincerely,



Dennis Goderre

Director of Land Use & Development