

Montville Planning & Zoning Commission
SPECIAL MEETING
April 2, 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, Chuck Longton, Josh Kobyluck, and Joseph Summers **Absent:** Commissioner Mickey Gillette 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. **All of Us at North LLC: Informal Discussion**
 - a. Presentation by, and discussion with, All of Us at North, LLC to consider implications of State of Connecticut funded proposed water and sewer extensions on Fort Shantok Road, Massapeag Side Road, Derry Hill Road and Platoz Drive.
 - b. Possibly act upon a recommendation regarding the Commission's position on the proposed water and sewer extensions and authorize the Chairman to draft correspondence to the Connecticut Municipal Development Authority stating such position.

Chairman Pieniadz advised the Commission and the Public that this meeting was an informal discussion with All of Us at North LLC concerning implications of water and sewer extensions on Fort Shantok Road, Massapeag Side Road, Derry Hill Road and Platoz Drive. There would be no public comments and there was no Application pending.

All Commissioners were asked if they had reviewed the Director's Report which was previously emailed. Chairman Pieniadz highlighted a few of the key points from the Report which included:

- The Director researched this matter specific to the state level of support and money availability. At this time, based on conversation which the Director had with Deputy Commissioner Matthew Pugliese from DECD; there is no timeline established for this funding and that should money become available it will be through a competitive process and will include substantial due diligence.
- The current POCD does not mention extending sewer or water in this area.
- There are other "shovel-ready" projects like the Village Apartments (ECHO) that already have infrastructure.
- There are (2) parcels currently owned by this Developer, which have water and sewer and an Application for development could be welcomed at this time.

The Chairman asked if a representative from the Developer would like to speak and Attorney David Sherwood spoke to the Commission briefly outlining the project and the meetings which had been held to date with multiple individuals, including State Representatives, concerning the allocation of funding for this project.

A brief discussion was held including questions by Commissioners to Attorney David Sherwood.

Thomas Quinn, on behalf of All of Us at North LLC spoke briefly about the background of the Developer and the importance of moving forward with this project.

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Based on all of the information presented, the Commission was asked to choose to support or not support this utility extension.

MOTION (PIKE/TERRY) to NOT SUPPORT the State's extension of water and sewer along Fort Shantok Road, Massapeag Side Road and Derry Hill Road. All in favor (7-0-0).

5. Adjournment.

MOTION (PIENIADZ/PIKE) to ADJOURN the meeting at 6:52 p.m.
All in favor (7-0-0).

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

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