

**TOWN OF MONTVILLE
ZONING BOARD OF APPEALS**

310 Norwich-New London Turnpike, Uncasville, CT 06382

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REGULAR MEETING MINUTES

Regular Meeting

April 1, 2026 -- 6:00 p.m.

Town Council Chambers – Town Hall

1. Call to Order.

Chairperson MacNeil called the regular meeting of the Zoning Board of Appeals to order at 6:06 p.m.

2. Pledge of Allegiance.

All stood and pledged the flag.

3. Roll Call.

Present were Chairperson John MacNeil and Vice-Chair Doug Adams, Board Members Michael Butterworth, Lisa Maffeo, Arthur Montorsi.. Board Alternate Meracus Hernandez was absent from the meeting. A quorum of the Board was present.

Also present was Zoning Enforcement Officer (ZEO) Stacy Radford and Mayor Lenny Bunnell.

4. Minutes: Approve the Minutes of the March 4, 2026, Meeting.

Motion by Chairperson MacNeil; seconded by Board Member Montorsi to approve the ZBA Meeting Minutes of March 4, 2026. Discussion: The ZEO noted that there were five (5) present for the vote on this motion. **Voice Vote: 5-0-0. Motion Approved, as amended.**

5. Executive Session: -- None

6. Public Hearings/Discussion & Deliberation:

- a. **Public Hearing: 26 ZBA 1** -- Owners: Thomas DeMorro & Stacy Wroblinski; Applicant: Thomas DeMorro; for Appeal of the January 13, 2026 Cease & Desist letter of the Zoning Enforcement Officer regarding the property located at 836 Route 163 (Parcel ID: 037-022-000) (02/12/2026, Date of Receipt 03/04/2026, Public Hearing scheduled for 04/01/2026PH must close within 35 days of receipt).

Chairperson MacNeil called the Public Hearing: 26 ZBA 1 to order. The ZEO read into the record an email from Applicant's Attorney Jon Chase dated March 19, 2026. The Attorney requested that the Public Hearing "*be opened by the Montville Zoning Board of Appeals (ZBA) but then immediately continued to its next regular meeting date the following month.*" The delay was requested due to a schedule conflict that arose since the filing of the Appeal.

Motion by Chairperson MacNeil; seconded by Vice-Chair Adams to continue Public Hearing 26 ZBA 1 to the next meeting of the Board on May 6, 2026, due to a scheduling conflict. **Voice Vote: 5-0-0. Motion Approved.**

b. **Discussion & Decision: 26 ZBA 1** -- Owners: Thomas DeMorro & Stacy Wroblinski; Applicant: Thomas DeMorro; for Appeal of the January 13, 2026 Cease & Desist letter of the Zoning Enforcement Officer regarding the property located at 836 Route 163 (Parcel ID: 037-022-000) *(Decision required within 65 days of the close of PH).*

7. **New Business:** -- None

8. **Old Business:** -- None

9. **Other Business:** -- Review and discussion of 2026-2027 proposed Budget.

ZWO Radford reviewed the FY2026-2027 proposed budget to the Board. A proposed increase to Item 1, the secretary salary from \$500 to \$1,000 is necessitated as zoning regulations are in the process of review for updating. It is expected that various variances will be requested. Item 2, the training and conferences budget, will remain at \$350.

Motion by Chairperson MacNeil; seconded by Vice-Chair Adams to approve the amended FY2026-2027 ZBA Budget as proposed by ZEO Radford. Discussion: none. **Voice Vote: 5-0-0. Motion Approved.**

10. **Adjournment**

Motion by Chairperson MacNeil; seconded by Vice-Chairperson Adams to adjourn the meeting at 6:12 p.m. Discussion: none. **Voice Vote: 5-0-0. Motion Approved as amended.**

Respectfully submitted by:

Gloria J. Gathers
Recording Secretary
Town of Montville

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE UNDER
“RESOURCES” ON THE TOWN OF MONTVILLE WEBSITE.**