

# MONTVILLE

## Plan of Conservation and Development



2022 Update

Adopted by the Planning and Zoning Commission on January 25, 2022  
Effective Date: February 18, 2022



*“If you don’t know where you’re going,  
You might not get there”*

Yogi Berra



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# 2010 Plan of Conservation and Development Implementations

The following actions were taken to implement 2010 Plan of Conservation and Development goals:

## Culture and History

- Preservation work was begun on the exterior of the Meeting House Church. The interior requires renovation.

## Recreation and Open Space

- The Town acquired a 99 year lease for the Town dock/boat launch area.
- The Town acquired 29.32 acres of land adjacent to Camp Oakdale for active and passive recreation.
- The Planning and Zoning Commission adopted a cluster open space regulation.

## Community Facilities

- The Town constructed a new Public Safety Building.
- The Town converted the former Fair Oaks School into a Community Center.

## Infrastructure

- The Montville Road Bridge was replaced.
- The Old Colchester Road culvert bridge adjacent to the Community Center was replaced.
- The Department of Public Works adopted a Pavement Management System.
- The Transfer Station was upgraded including a new access point and gate building.
- The Town adopted new Road Standards.
- Low impact development (LID) has been incorporated into project and site plan review.
- The New England Central Rail Road was upgraded for freight capacity.
- The Town reconstructed the intersection of Black Ash Road and Old Colchester Road.
- Sidewalks were extended from the Middle School to the Community Center.

**Housing**

- The Planning and Zoning Commission adopted several regulations in support of affordable housing. These include, accessory apartments, the R-20-M Zone which encourages a higher density in multifamily development and a Housing Opportunity Zone.

**Economic Development**

- The Planning and Zoning Commission reduced the number of activities that require special permits and adopted the Route 32 Overlay Zone (OZ) to promote economic development.
- The Town joined Sustainable Connecticut.
- Protection of environmental assets critical to public health and safety.
- Integration of planning across all levels of government to address issues on a local, regional and state-wide basis.

# Introduction

In preparing the Plan of Conservation and Development (POCD), the commission shall consider and include the following:

- The need for affordable housing;
- The need for protection of existing and potential public surface and ground drinking water supplies;
- The use of cluster development and energy efficient development patterns to the extent that they are consistent with soil type, terrain and infrastructure capacity;
- The state and regional POCD's;
- Physical, social, economic conditions and trends;
- The needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications;
- Protection and preservation of agriculture;
- Sea level change scenarios published by the National Oceanic and Atmospheric Administration in Technical Report OAR CPO-1.

Such POCD shall:

- Be a statement of policies, goals and standards for the physical and economic development of the municipality.
- Provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate.
- Be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse and to promote such development patterns and land reuse.
- Recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agriculture and other purposes and include a map showing such proposed land uses.
- Recommend the most desirable density of population in the several parts of the municipality.

Note any inconsistencies with the following growth management principles:

- Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure.
- Expansion of housing opportunities and design choices to accommodate a variety of household types and needs.
- Concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.
- Conservation and restoration of the natural environment, cultural and historical resources and existing farmlands.

- Protection of environmental assets critical to public health and safety.
- Integration of planning across all levels of government to address issues on a local, regional and state-wide basis.

Make provisions for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a CGS. Promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state’s consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297 CGS.

Consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible. Such plan may:

- Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home;
- Allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; and
- Expand the definition of “family” in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability, as defined by the Americans with Disabilities Act (ADA), or their caregivers. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure.

The plan shall be consistent with the municipal coastal program requirements of Sections 22a-101 to 22a-104 CGS, inclusive, made with reasonable consideration for restoration and protection of the Ecosystem and habitat of Long Island Sound and be designed to reduce hypoxia, pathogens, and toxic contaminants and floatable debris in Long Island Sound.

The implementation plan may include:

- A schedule
- A budget for capital projects
- Plans for implementation of affordable housing
- Plans for open space acquisitions and greenway protection
- Plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27 CGS
- Proposed priority funding areas
- Any maps, charts or other pertinent data and information relative to the past, present, and future trends of the municipality

# Community Profile - History

"In Montville the natural landscape influenced not only the patterns of original settlement but ultimately the quality of life and the level of economic growth. Although Montville occupies some of the less rugged terrain of the southern part of this region, some hills rise as much as 600 feet above sea level. The steepest slopes border the valley of the Oxoboxo River. Six miles long, the river drops 350 feet between its source at Oxoboxo Lake and its mouth at the Thames River, the eastern border of the Town. Like all of the Eastern Uplands, Montville is underlaid with ancient metamorphic bedrock. Created by volcanic action, it was compressed and uplifted by the movement of continental plates many millions of years ago. During the last Ice Age, which began more than 70,000 years ago, a massive glacier poured down from warmer Labrador through New England as far south as Long Island. As climate grew warmer, about 18,000 years ago, the glacier began to retreat and advance, grinding down the hills and leaving behind glacial till, a relatively light and stony soil. With this type of soil and hilly terrain not suited for grazing and forage crops, agricultural prospects were limited. Fortunately there were other resources to sustain a viable economy particularly the Oxoboxo River, a major source of waterpower for colonial mills and nineteenth-century industry."<sup>1</sup>

"When the English first arrived in Connecticut, the Pequots were the dominate Native-American Tribe. When English traders supplanted the Dutch and began to trade directly with the Mohegans and other tributary tribes in the region, the balance of Native-American power was destabilized. The Mohegans welcomed the English as allies and protectors, and under the skillful leadership of Uncas, became the most powerful tribe in Connecticut.

## SPECIAL POINTS OF INTEREST:

- *Montville was incorporated in 1786.*
- *The English first arrived in Ct. in the 1630's.*
- *Montville and Salem were originally part of the North Parish of New London.*
- *New London was settled in 1646 under the name Pequot. New London changed its name in 1658.*



*Congregational Church and the Raymond Library*

<sup>1</sup> Historic and Architectural Resources Survey Town of Montville, Connecticut, 2001

Community Profile - History

With a history of repeated attacks by the Pequots, Uncas gathered his people into a fortified village, now known as Fort Shantok. Ideally situated for defense, the village was located on a promontory above the Thames River. With bluffs on either side, a palisade was required only across the inland side. Archaeologists have determined that palisades were built in three distinct time frames, beginning about 1636, when the settlement was fortified just prior to the Pequot War. The palisade was rebuilt during the Narragansett Wars (1653- 1657), when the village was under attack, and again at the time of King Phillip’s War (1675-1676).

In 1665 colonial authorities designated Captain John Mason as the agent for Mohegan land, setting aside a tract for Uncas, where he lived until his death. Uncas was succeeded by his son Owaneco, who sold or gave away much of the remaining Tribal land throughout eastern Connecticut. Samson Occum (1723-1792) became the first formally trained Indian Christian Minister. By the late 1760s having led an ultimately futile attempt to get compensation from the colony for illegally owned Mohegan land, a litigation that went all the way up to the Lord Justices of England, Reverend Occum was further disillusioned by the colony’s continued interference in the orderly election of hereditary sachems. When the Oneidas of New York had offered land in upper New York State, he made plans to leave Connecticut, taking with him a few Mohegans along with members of five other dispossessed tribes. Together they founded a community called Brothertown shortly after the Revolution. The Mohegan land issue in Montville, which continued to surface and engage governments of the colony and state for at least another 100 years, ultimately would not be resolved until 1994, when the tribe was officially recognized by the federal government."<sup>1</sup>

"There were many problems with the settlement of Montville. As Francis Caulkins aptly noted in her history of New London, the frontier remained in an "unsettled and disorderly state" for many years. The original northern boundary of New London of 1646 only extended to the Oxoboxo River. The land north to Trading Cove Brook, the Norwich bounds, was considered to be the domain of the Mohegan people. In 1703, however, New London annexed the area between the Oxoboxo and Norwich, an action designed to try to bring a dozen or so English settlers there under the political and religious control of the town.

Fidelia Fielding (1827-1908) is considered the last speaker and preserver of the Mohegan Pequot language. She and her grandmother, Martha Uncas, conversed in their native dialect. Four diaries she left are now preserved and used in the reconstruction of the Mohegan and other related Indian languages. Fidelia called herself Dji’ts Bud dnaca, meaning "Flying Bird." Following Fidelia’s marriage to William Fielding, she continued to live the traditional Mohegan lifestyle. Fidelia was the last to live in the traditional style log dwelling.

SPECIAL POINTS OF INTEREST:

- 1639 - *The Fundamental Orders*
- 1662 - *The Charter of Connecticut*
- 1765 - *Connecticut Resolutions on the Stamp Act*
- 1776 - *The Declaration of Independence*
- 1782 - *Contract with the King and the thirteen United States signed at Versailles*
- 1787 - *United States Constitution*
- 1788 - *Ratification of the Constitution by the State of Connecticut*
- 1789 - *Washington’s First Inaugural Address*
- 1797 - *Adams Inaugural Address*
- 1801 - *Jefferson’s Inaugural Address*



Samuel Rogers is generally considered to be the first English settler in Montville. One of the major beneficiaries of Uncas' largesse, Rogers was the progenitor of a family line that persisted in Montville for centuries. At one time the Rogers family owned thousands of acres on both sides of the Thames River. They were members of the Rogerenes, a notorious dissident religious sect started by James and John Rogers. As they did in Montville, Rogerenes tended to settle in once remote areas, such as Quaker Hill in Waterford and Quakertown in Ledyard, beyond the reach of the long arm of colonial law. A powerful force, they effectively prevented the formation of a Congregational parish in West Farms, present day Waterford, the only town in Connecticut without a church of this denomination even today, and undoubtedly delayed parish formation in Montville. Joshua Raymond, another early settler, was one of a New London committee that laid out the first road from New London to Norwich along the Mohegan path.

It was not until 1720 that the colonial government took serious steps to settle conflicting land claims. Not surprisingly, all the grants made by the General Court were declared legal. All transactions with the Mohegans prior to 1710 and the Livingston purchase (the western part of Oxoboxo lands) were validated. Property in Montville continued to change hands, often ending up in the possession of land speculators. As land prices began to rise, as they did all over the colony in the early eighteenth century, fortunes could be made in real estate by canny speculators. Forming a parish was a big step forward in 1772. While political allegiances remained with New London for another 60 years, church taxes could now be used to support a local minister. Highways were laid out to accommodate church members in the north and western parts of the parish. At this time education also came under control of the Congregational church societies, and a parish schoolhouse was constructed in 1724.

Many of the social and economic trends that prevailed in nineteenth-century Connecticut are reflected in Montville. It was a period characterized by ethnic diversity, religious pluralism, and ultimately a shift from an agrarian to an industrial economy. The development of industry, which had the greatest impact on the Montville economy, placed a disproportionate amount of wealth in the hands of manufacturers and created a large industrial laboring class.

Montville voted with the rest of the towns in New London County to approve the new state constitution in 1818. A decisive defeat to the "Standing Order", the political coalition based on family and wealth that had governed Connecticut since its founding, the new constitution officially disestablished the Congregational Church and opened the door to new religious groups.

Montville occupies a special place in the industrial history of Connecticut and the nation. According to the Historic American Engineering Record, the American woolen industry was launched when the Schofield brothers, John and

**SPECIAL POINTS OF INTEREST:**

- *The first Town Meeting was held in November 1786.*
- *Joshua Raymond was the first Moderator of the Town Meeting.*
- *John G. Hillhouse, the top ratepayer in Town, was appointed as the first Treasurer.*
- *The overwhelming majority of State legislators representing Montville up through the nineteenth century carried the names of Raymond, Bradford, Chester, Turner, Dolbeare, Comstock, Hillhouse, or Rogers—a testament to the endurance of the landed gentry.*
- *The tax list of 1788 shows: 20,000 acres taxed; 12,000 acres were closed by fence or walls; 3000 sheep and 302 horses.*
- *The wealthiest farmers were John and George Dolbeare, Joseph Chester, Mathew Turner, and John Hillhouse.*

Arthur, came to Montville and developed and perfected the first machinery to process woolen in the United States. The carding and spinning mill that the Schofields ran at the outlet of the Oxoboxo in what is now known as Uncasville, was the first modern water powered industry in Montville. It was at this very same site that the first colonial sawmill was built in 1653.

Many Yankee entrepreneurs entered the woolen business in the early 1800s. Market conditions were particularly favorable at that time. All foreign trade was embargoed by President Thomas Jefferson and no British woolens were imported during the War of 1812."<sup>1</sup>

"While the industrial history of Montville had its share of failures, in the long term, success was assured. Most rural industry faltered due to a lack of access to markets, but blessed with the railroad and a reliable source of waterpower, industry sustained the Montville economy well into the twentieth century.

By the 1880s the Oxoboxo River provided waterpower for 15 cotton, woolen, and paper mills, many located on earlier colonial water privileges. Over time the river was dammed in numerous locations, creating new millponds. Oxoboxo Lake, a natural reservoir, was originally dammed in the seventeenth century. The dam there was raised and rebuilt several times; the present impoundment dates from the 1880s. Advances in waterpower technology, such as water turbines, were introduced to further improve the natural capacity of the stream. By 1896 the assessed value of all mill property in Montville was \$450,000, which, according to a local historian Henry A. Baker, represented a fifteen-fold increase over the entire Grand List in 1820.

The leader in Montville’s paper industry was Carmichael Robertson. He started business in 1847 with his brother Robert in Quaker Hill. His Montville operation was established in 1865 at the site of the cotton mill once owned by Gideon Palmer. By 1882 paper production there had risen to two tons per day. Cardboard was manufactured under the Robertson name until 1995."<sup>1</sup> Access to water and rail continued to support business and industry through the twentieth century. Such firms as Olin Mathieson, Stone Container and AES Thames located parallel to the railroad and the Thames River.

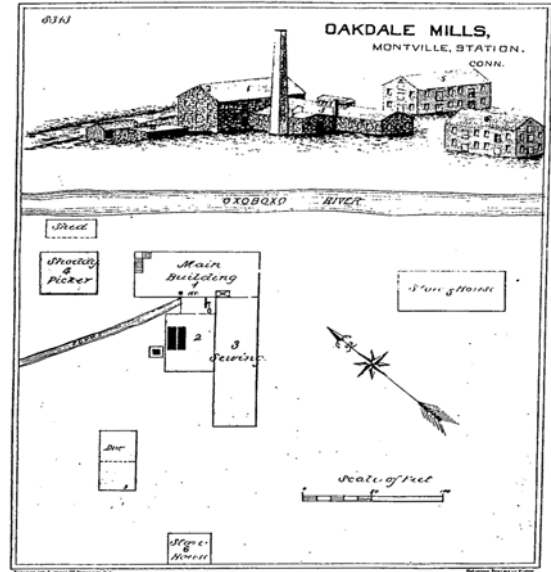
The site of Olin Mathieson, located in a section of Uncasville known as the Sandy Desert, would be sold to the United Nuclear Corporation. The United Nuclear Corporation would cease operating with the end of the Cold War.

In 1994 the United States Congress, the State of Connecticut, the Town of Montville and the Mohegan Tribe of Indians of Connecticut settled all land claims which were dated back to 1684. The State negotiated, in accordance with the Indian Gaming Regulatory Act, a compact governing the conduct of gaming



*Schofield Mill*

activities on land held in Trust by the United States of America for the Mohegan Tribe. The settlement stipulated that the Tribe's initial Reservation lands would be seven hundred acres more or less to include the former United Nuclear Site (244 acres), Trading Cove in Norwich (27 acres) and the Mohegan Church (.4 acres). The Mohegan Tribe has constructed one of the largest casino destination resorts on the Sandy Desert property.



Insurance survey of Oakdale Mills – 1885



*1912 1st Grade Class Palmer Memorial School - Maple Avenue*

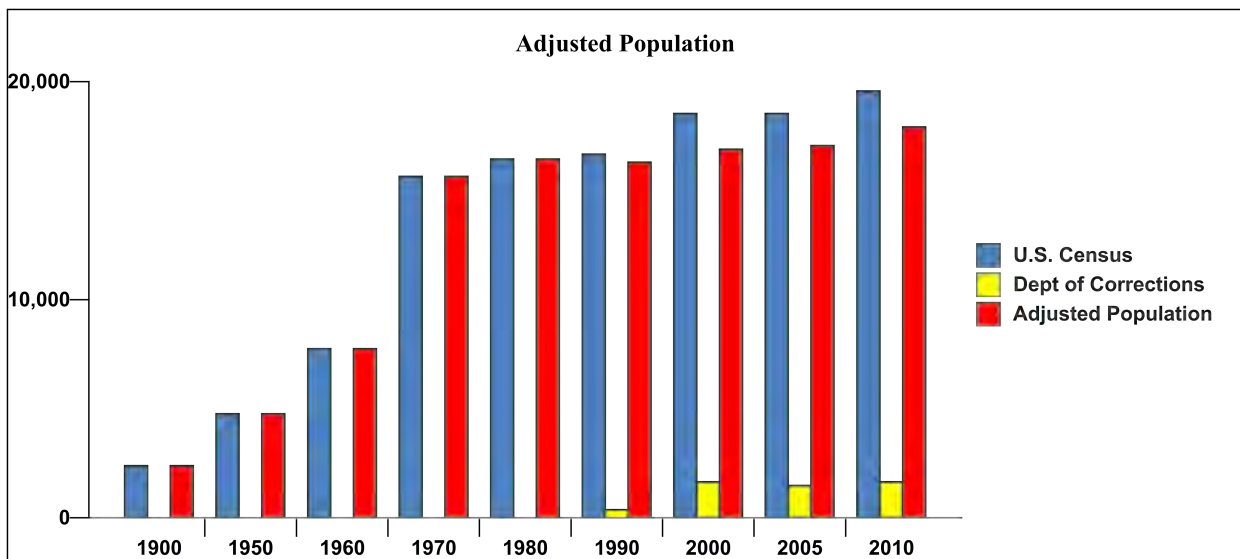
# Community Profile - Population

## Demographic Analysis

The Planning Department analyzed housing and demographic data from the 1990, 2000, 2010 U.S. Census, data from the 2012-2016 U.S. Census Bureau American Community Survey, Southeastern Connecticut Housing Needs Assessment 2018, Connecticut Department of Housing Annual Report 2016-2017 and the Connecticut Department of Corrections.

The Town’s actual population is not reflected accurately in the total population count provided by the Census. The Census includes the total number of individuals in Group Quarters on the day the count is taken. Male individuals housed in the Corrections Facility are counted as living in Group Quarters. This skews the total population, per capita calculations and the male population.

Montville’s population in the 2010 Census is 19,571. The actual adjusted population is shown in the figure below:



	1900	1950	1960	1970	1980	1990	2000	2005	2010
U.S. Census	2,395	4,766	7,759	15,662	16,455	16,673	18,546	18,546	19,571
Dept of Corrections	0	0	0	0	0	366	1,647	1,477	1,651
Adjusted Population	2,395	4,766	7,759	15,662	16,455	16,307	16,899	17,069	17,920

Figure 1

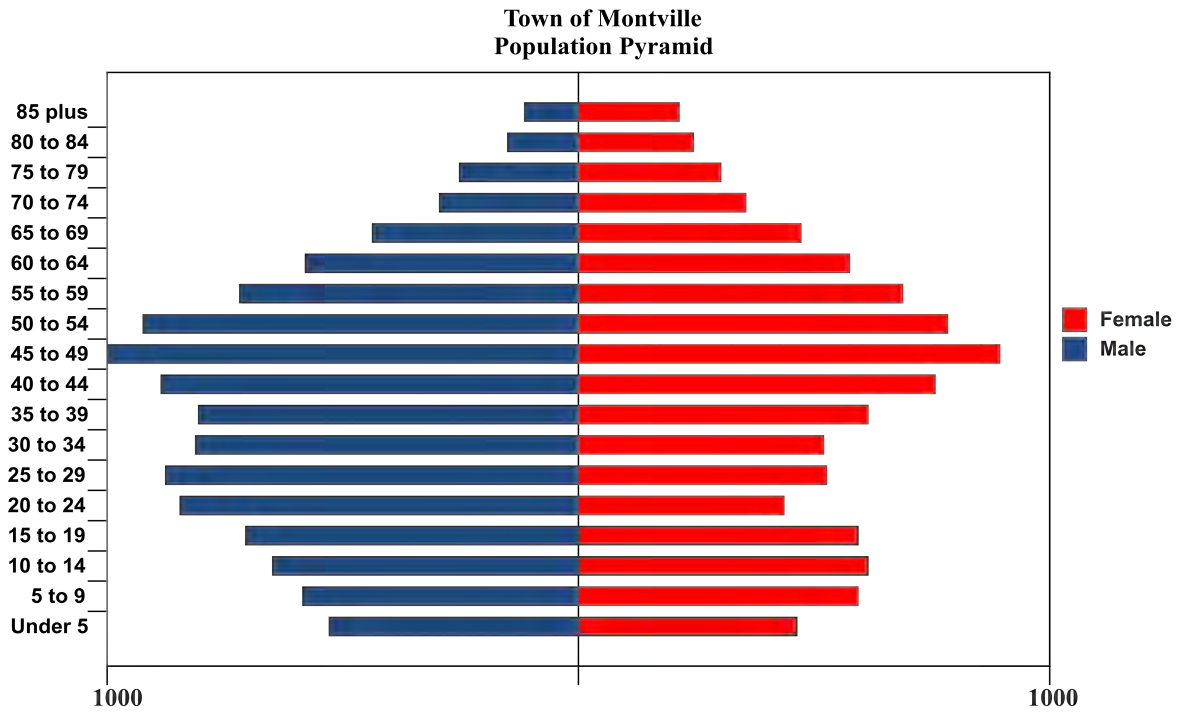


Figure 2

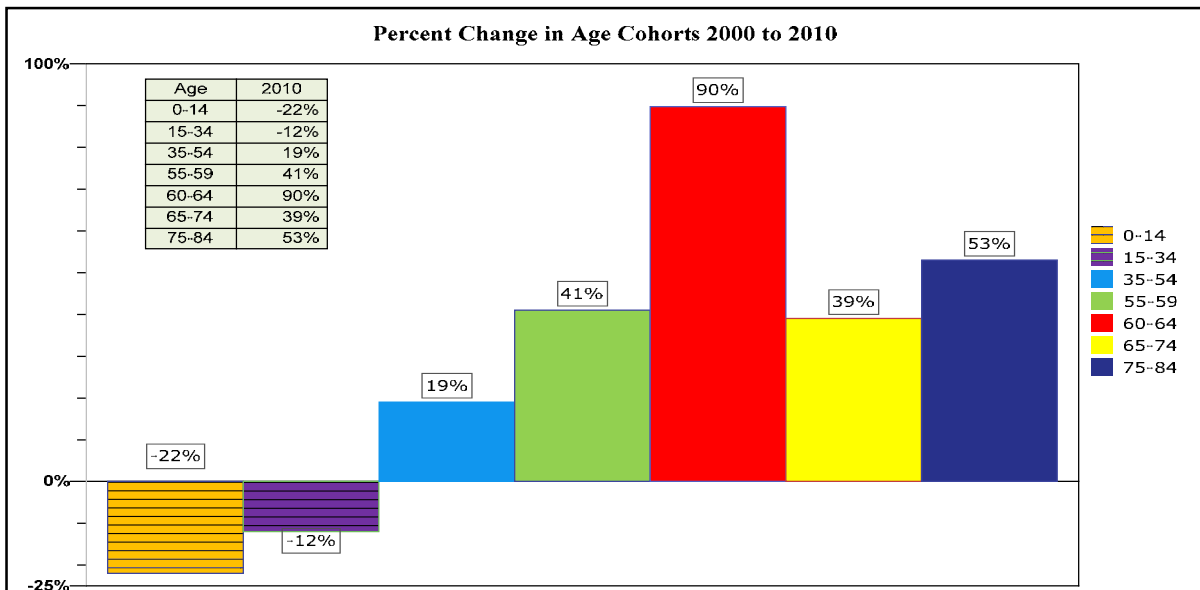


Figure 3

The population pyramid (Figure 2) shows the distortion of the male population caused by the inclusion of the Department of Corrections population. The Town’s actual population count in the 2010 Census was 17,920. The Age Cohort chart (Figure 3) shows a significant decline in the child population and an increase in the over 55 population.

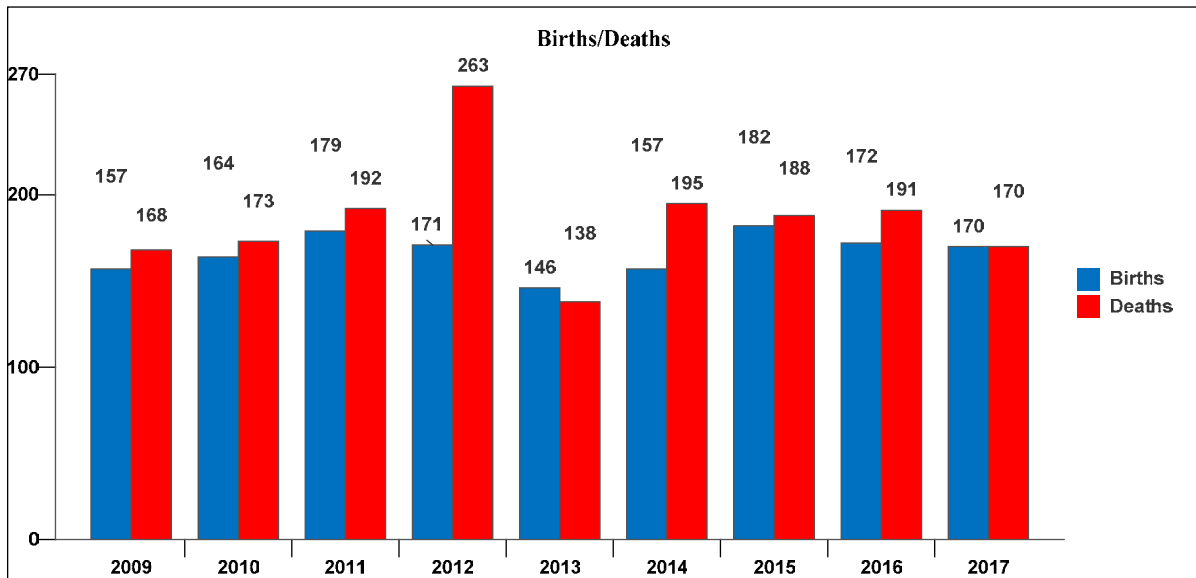


Figure 4

The birth to death ratio shows that the population is not naturally increasing. (Source: Montville Town Clerk)

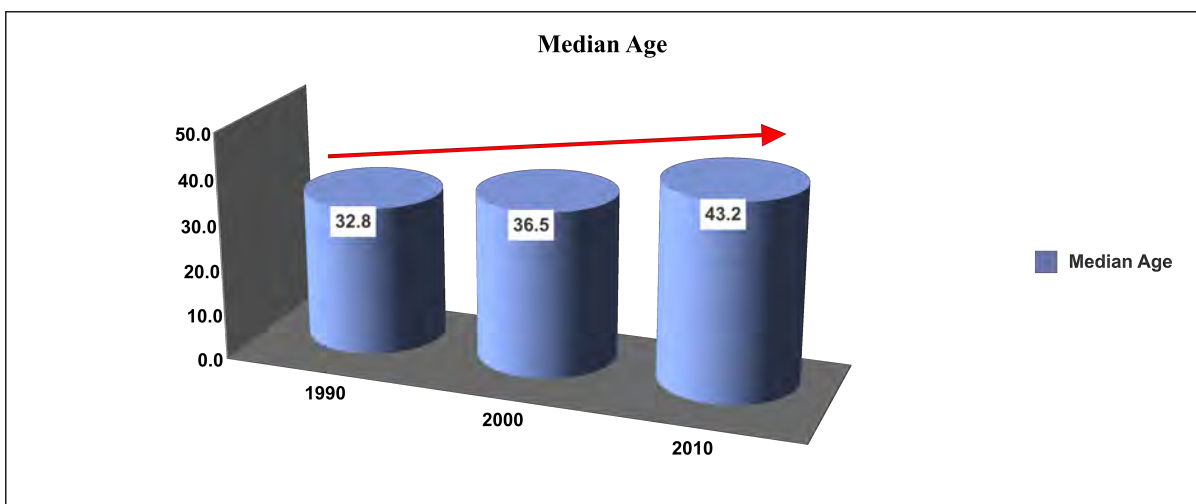
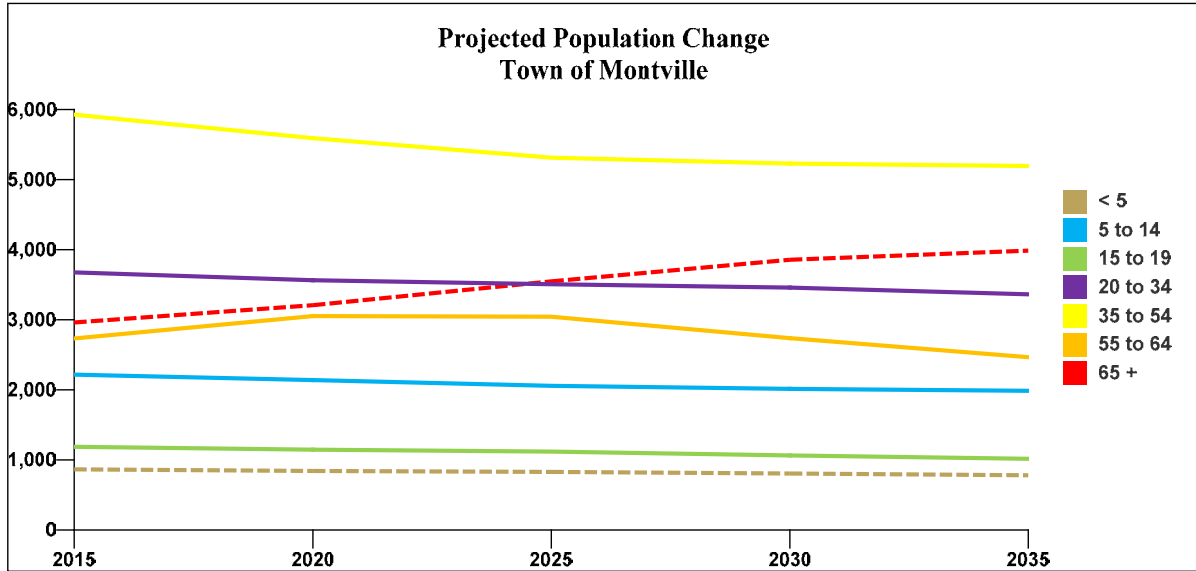


Figure 5

The median age has increased from 32.8 years in 1990 to 43.2 years in 2010. That is 10.4 years over a twenty year time span and 2.8 years older than Connecticut’s median age of 40.4 years.

**Demographic Trend Projections**



Age	2015	2020	2025	2030	2035
< 5	867	842	831	807	783
5 to 14	2,219	2,140	2,058	2,015	1,987
15 to 19	1,188	1,146	1,118	1,066	1,016
20 to 34	3,676	3,566	3,508	3,459	3,363
35 to 54	5,930	5,593	5,313	5,227	5,193
55 to 64	2,733	3,056	3,045	2,737	2,466
65 +	2,964	3,206	3,546	3,857	3,987

Figure 6

This chart shows that there is no projected increase in the school age population. This age cohort is expected to continue the now decades long trend of decline. Conversely, the over age sixty-five cohorts is projected to increase through the year 2035. (Source: Ct Data Center)<sup>2</sup>

The table below shows the projected numerical and percentage difference for each age cohort through the year 2035.

Age	Numerical Difference	% Change
<5	(-84)	-9.6%
5 to 14	(-232)	-10.5%
15 to 19	(-172)	-14.5%
20 to 34	(-313)	-8.5%
35 to 54	(-737)	-12.4%
55 to 64	(-267)	-9.7%
65+	+1023	+34.5%

Table 1

Community Profile - Population

“Montville is one of 116 Connecticut municipalities projected to see a drop in their school-age population between 2020 and 2030. In Montville, the projected decrease is 6%. The 65+ population is projected to increase by 20 %” (Housing Data Profile PCSHOUSTNG.ORG).<sup>3</sup> The data indicates that those percentages may be higher when extrapolated to 2035. While projections are just that – projections, the aging trends are clear. The Town’s population growth slowed starting in the mid 1980s. Montville’s base population (minus group quarters) has only increase by 1,434 persons since 1980. Extrapolated, that is 37.7 people per year. The older adult and senior population is growing significantly faster than the population as a whole and the school-age population is continually declining.

**Historical Census**

<b>Year</b>	<b>Population</b>
1800	2,233
1850	1,848
1900	2,395
1950	4,766
1960	7,759
1970	15,662
1980	16,455
1990	16,673
2000	18,546
2010	19,571

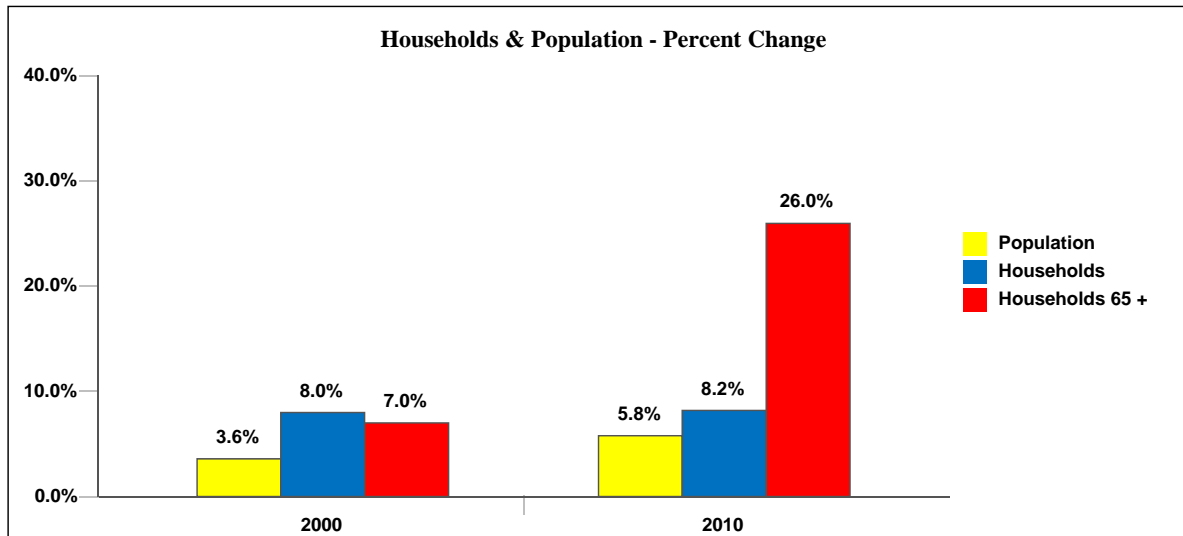


*Montville Estates*

# Community Profile - Housing

## Housing

A household includes all the people who occupy a housing unit (people not living in households as are classified living in group quarters). A housing unit is a house, an apartment, a manufactured house, a mobile home, a group of rooms or a single room intended for occupancy as separate living quarters.



Base Year = 1990

Figure 7

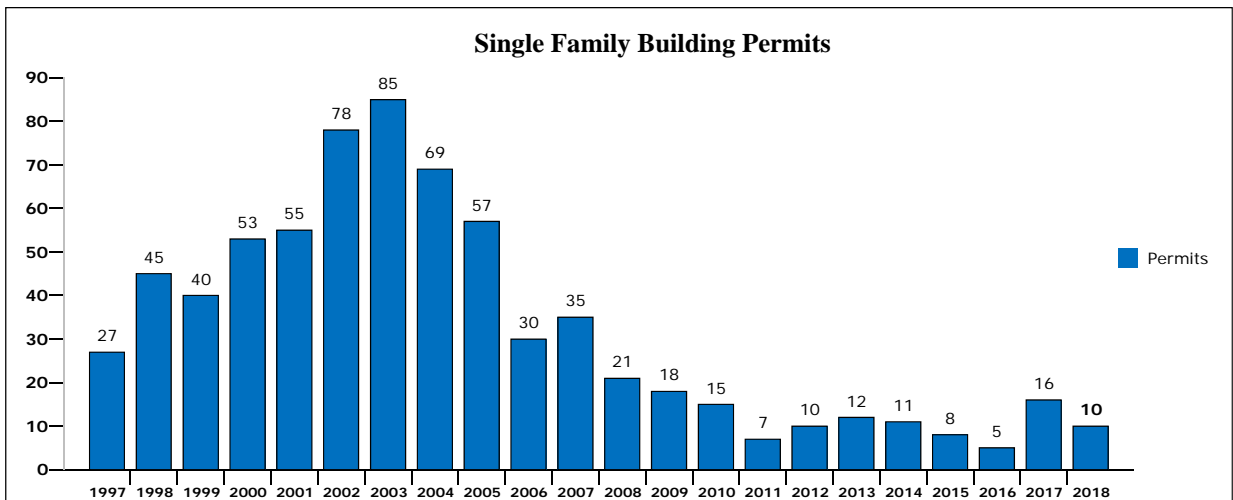
The chart above shows that households with occupants 65+ are increasing at an accelerated rate relative to total household growth. The average household size has continued to decrease as each generation has fewer children than the last. There are three factors which influence housing demand. These are household income, interest rates and household formation. Middle class household income has remained flat relative to inflation since the 1990s. Interest rates have been held artificially low since the recession which should have been a stimulus for housing demand. There is no evidence that these rates have had an effect on new housing construction in Montville. While income and interest rates effect housing demand, household formation is the most important factor in demand. Baby boomers inflated household formation in the 1970s and 1980s, but produced fewer children and this trend has continued with their grandchildren. Young adults continuing to live with their parents has also suppressed household formation.

Community Profile - Housing

“In Montville, 9% of the housing stock was built prior to 1939, 42% was built between 1940 and 1969 and the remaining 49% was built after 1970.” (Housing Data Profile 2018 PCSHOUSTNG.ORG)<sup>4</sup>. The majority of that housing was constructed in the 1970s. Areas such as Montville Manor, Oakdale Heights, Chesterfield Estates (section 1), Lathrop Development, Kitemaug and Skyline/Woodland Drives were started in 1959 and built out in the late 1960s and early 1970s. “Over 67% of homes in Montville have three or more bedrooms, while 33% have two or more bedrooms. Shifting demographics indicate that the existing housing stock may not meet the needs of current and future residents. Towns that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing baby boomers. Montville is one of 118 Connecticut municipalities with single family homes dominating its housing stock (83%).” (Housing Data Profile 2020 PCSHOUSTNG.ORG)<sup>5</sup>.

“Overall, 64% of Connecticut’s occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes. In Montville, 83% of occupied homes are single family, 11% are multifamily and 5% are mobile homes.” In Montville, owners live in 83% of the Town’s 6,218 single family dwellings. (Housing Data Profile 2020 PCSHOUSTNG.ORG)<sup>5</sup>. (Note: The 14% figure will be revised downward. Sixty apartment units have been taken into Trust by the Mohegan Tribe of Indians).

The majority of the Town’s rental units (Leffingwell-Meadows, Lake Side Manor, Platoz, Jerome) are 50+/- years old. Sunny Hill apartments which contains 60 rental units has been annexed by the Mohegan Tribe of Indians.



Source: HUD-SOCDS

Figure 8

**Rate of Growth**

Years	Population Growth	Household Growth	Single Family Occupied	Renter Occupied
1990-2000	9.7%	8.01%	15.9%	7.3%
2000-2010	0.18%	8.02%	3.0%	(-1.7%)

Table 2

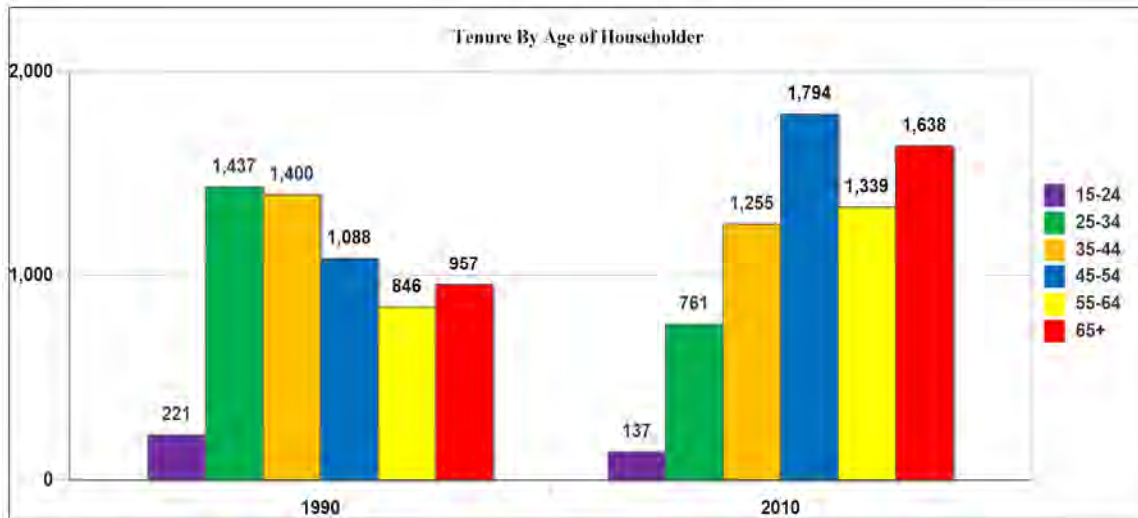


Figure 9

Age	1990	2010	% Change
15-24	221	137	(-38)%
25-34	1,437	761	(-47)%
35-44	1,400	1,255	(-10)%
45-54	1,088	1,794	64%
55-64	846	1,339	58%
65+	957	1,638	71%

“Finding appropriate housing is a struggle for households of all ages, incomes, sizes, and ethnicities across southeastern Connecticut. Across the region, 37% of all households cannot afford their homes, paying more than 30% of their monthly income towards housing costs. Affordability pressures are particularly felt by renters, who are 50% more likely to be burdened by housing costs they cannot afford. High rental costs make it harder for families to save for a down-payment to purchase a home.

Many rental units are single-family homes that are indistinguishable from owner-occupied housing. In southeastern Connecticut, about 20% of renters live in single-family homes. Obtaining affordable rental homes is especially difficult in suburban and rural communities, where families may be forced to stretch their budgets in order to enroll their children in their schools of choice.

Affordability pressures have increased dramatically over the last decade. With the percentage of cost-burdened households rising by about 50% since 2000. The United Way now characterizes 37% of Connecticut households as asset-limited, income constrained, employed households which are employed but still cannot earn enough for the basic necessities of housing, child care, food, transportation, and health care.” (Southeastern Connecticut 2016 Housing Profile SECHA)<sup>6</sup>

Table 3

**Cost-burdened Low Income Households**  
(Paying more than 30% of Income towards housing)

	All Households
Region 2000	25%
Region 2014	37%
Windham	3,572
New London	4,702
Norwich	5,241
Griswold	1,195
Groton	4,377
<b>Montville</b>	<b>1,429</b>
Lebanon	384
Stonington	1,784
Preston	410
Waterford	1,603
N. Stonington	422
Salem	255
East Lyme	1,205
Bozrah	208
Sprague	261
Lisbon	294
Ledyard	755
Colchester	860
Franklin	109

(Southeastern Connecticut 2018 Housing Profile SECHA)

“The difficulty may be in finding housing that is affordable given existing salaries. The table that follows shows average 2018 end-of-year listing prices for condos, townhomes, and single-family houses in the region, as well as asking rents from May of 2019 by SCCOG municipality. Amounts in **green** are affordable to households with income of \$60,000 or more; amounts in **red** are affordable to households with an income equal to the Electric Boat starting trades wage of \$40,000.” (SUBASE New London Joint Land Use Study Implementation Project SCCOG 2019)<sup>7</sup>

**Current Housing Prices in the SCCOG Region**

Place	Condo/Townhomes	Single-Family	Asking Rents 5/24/2019
Bozrah		\$176,000	\$1,800
Colchester		\$264,900	\$1,430
East Lyme	\$189,900	\$310,000	1,717
Franklin	\$289,000	\$289,900	
Griswold		\$189,900	\$1,090
Town of Groton		\$239,000	\$1,860
Lebanon	\$146,500	\$229,900	\$1,600
Ledyard		\$227,450	\$1,355
Lisbon	\$83,900	\$199,900	\$1,150
Montville		\$195,000	\$1,295
New London	\$64,999	\$159,900	\$1,208
North Stonington	\$99,450		\$1,800
Norwich		\$142,100	\$1,134
Preston	\$119,700	\$229,900	\$1,458
Salem		\$274,000	\$1,655
Sprague		\$179,900	\$1,000
Stonington		\$329,459	\$2,550
Waterford	\$359,000	\$249,000	\$1,632
Windham	\$140,950	\$139,900	\$1,213

Source: Berkshire Hathaway Properties, Coldwell RE MLS; JLUS Implementation Project SCCOG 2019<sup>7</sup>

Table 4

As seen in the table, households with incomes of \$60,000 or more should be able to afford average rents/housing prices of varying types in most communities throughout the region. However, those at the \$40,000 level will be limited to condo/townhomes, or select areas for single-family homes or rentals.

The Planning and Zoning Commission has adopted the following changes to the Zoning Regulations in an effort to support affordable and workforce housing:

- Approved a Housing Opportunity Development Zone (HOD) in accordance with Chapter 124b Section 8-13n of the Connecticut General Statutes.
- Approved a R-20-M Zone (1/2 acre) to allow high density multifamily housing.
- Adopted cluster development.
- Allowed apartments above commercial uses.
- Approved temporary health care structures.
- Approved interior lots.
- Clarified accessory dwelling units.
- Approved duplexes and multifamily units in the R-20 and R-40 zones.
- Completed a senior housing needs study.



*Oxoboxo Brook - Meetinghouse Lane*

# Community Profile

## Natural Resources and Land Use

### Drainage Basins

Table 5

Regional Drainage Basins			
Basin Name	Basin #	Acres in Town	% of Town
Yantic	3906	1,060	3.7 %
Southeastern Western Complex	2202	3,659	12.9 %
Thames Main Stem	3001	1,940.45	83.4 %
	3004	6,768.08	
	3005	18,232	

### Thames Main Stem Basin

Like most other towns in Southeastern Connecticut, Montville’s natural landscape is complex. The terrain is defined by streams, slopes and the Thames River (Figures 10, 11, 13, 14, 15, and 16). The Thames Main Stem Subregional Basin is the largest in Montville. The basin drains approximately 83 % of the Town and outlets to the Thames River. It contains Stony Brook, Trading Cove Brook, Hunts Brook, and Oxoboxo Brook local basins. The Stony Brook basin, which is 100 % within the town, contains Stony Brook Reservoir, a public drinking water supply area owned by the City of Norwich DPUC. (Figure 10)

### Southeast Western Complex Basin

The Southeast Western (SEW) Complex Basin contains portions of the Latimer Brook and Oil Mill Brook local basins. It constitutes 12.9 % of Montville and has a land area of 3,659 acres within the Town. The SEW contains two valuable and fragile resources, Latimer Brook and public water supply watershed lands which drain to the City of New London regional public water supply. (Figure 10 and Figure 12)

### Yantic Basin

The portion of the Yantic River Basin within Montville represents 3.7 % of the total basin. The Yantic River Basin contains 529 acres of Gardner Lake, which is situated between Bozrah, Montville, and Salem. An earthen dam raises the water level 4 feet, bringing the average depth to 14 feet and the deepest point near Minnie Island State Park to 39 feet. There is a state owned boat launch on the southern shore. Hopemeade State Park abuts the lake and is located in Montville and Bozrah. The developed portions of the shoreline area is comprised of single family homes, campgrounds, and marinas. Gardner Lake is very diverse in vegetation. A July 2006 survey of the lake reported 30 aquatic species, including two invasive species confined to small coves. (Figure 10)

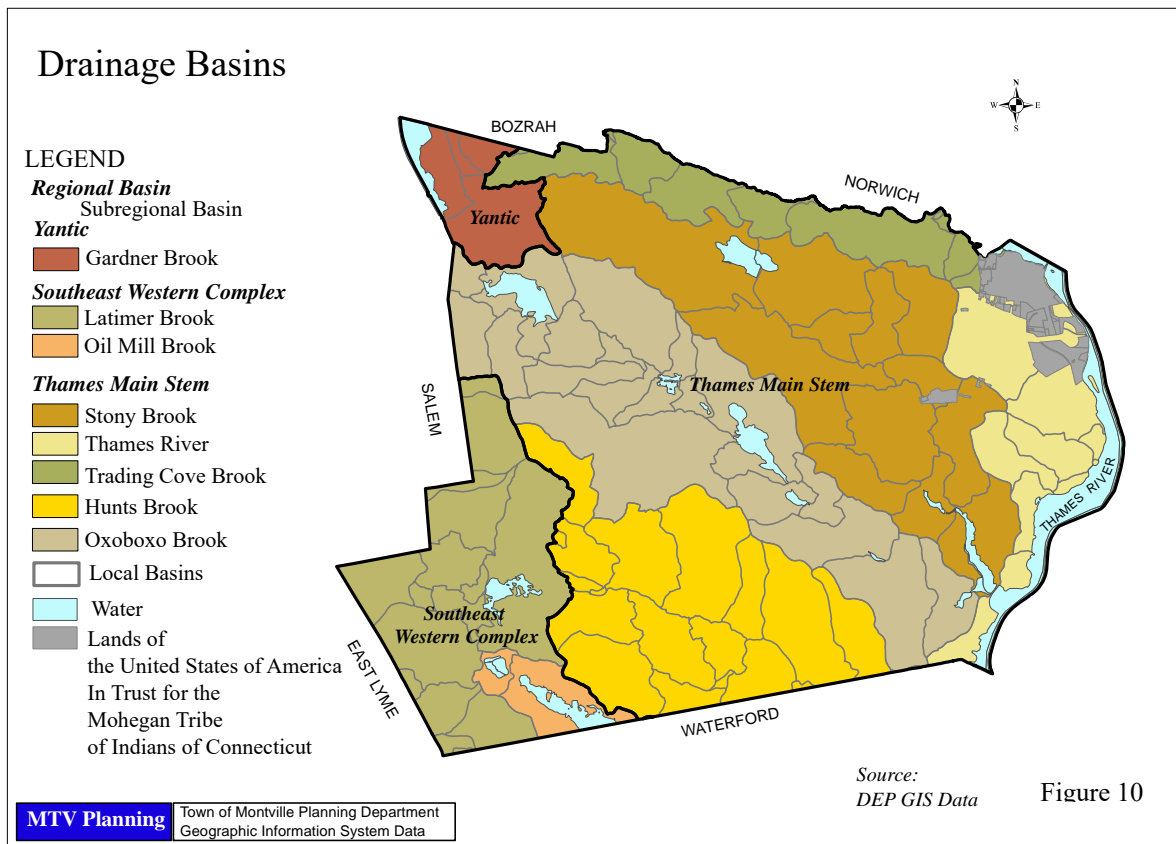


Table 6

Subregional Drainage Basins				
Basin Name	Basin #	Acres in Town	% of Basin	% of Town
Gardner Brook	3906	1060.92	12 %	3.7 %
Latimer Brook	2202	3659.63	32.2 %	12.9 %
Oil Mill Brook	2203	597.69	17.9 %	2.1 %
Stony Brook	3005	6366.37	100 %	22.5 %
Thames River	3000	3158.71	16.2 %	11.1 %
Trading Cove	3001	1940.45	22.0 %	6.8 %
Hunts Brook	3006	4780.99	57.1 %	16.9 %
Oxoboxo Brook	3004	6768.08	87.3 %	23.9 %

**Oxoboxo Basin**

Carved by ice, the Oxoboxo Valley is the dominant topographic feature in Montville. (Figure 11) The Oxoboxo River falls 350 feet in the six miles between its source at Oxoboxo Lake and its mouth at the Thames River. There are 6,768 acres of the Oxoboxo River watershed in Montville which represents 87 % of the watershed and 24 % of the total land area in the Town. Industrial use of the Oxoboxo began in 1653 with the building of a saw mill. Throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries additional small mills were established in the valley, but it was the manufacturing of cloth, and later paper, that led to the complete utilization of the river. By the 1880s, the Oxoboxo powered machinery at fifteen water privileges. Oxoboxo Lake served as the reservoir, originally a natural lake and later impounded by an earth and stone dam. The entire Oxoboxo system, regulated by dams and gates had an average flow of 25 cubic feet per second and provided approximately 1,000 horsepower in support of manufacturing equipment.

Access to Oxoboxo Lake and to other downstream ponds is limited by private ownership and steep slopes. The most accessible location for public access is from Camp Oakdale, the Town owned recreational area, adjacent to Schofield Pond.

In 2019 CT DEEP approved a permit for the removal of Pickers Pond Dam, aka Faria Dam and work on the removal started the summer of 2020.

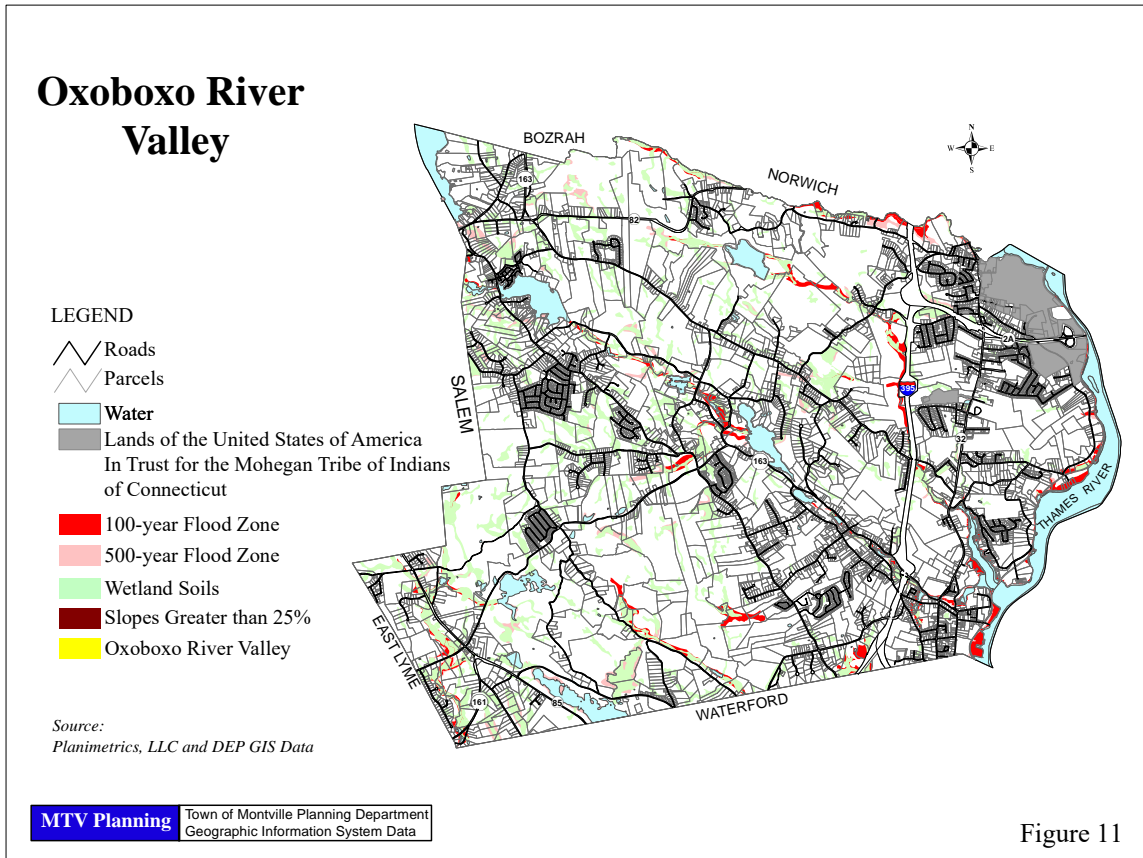


Figure 11

**Niantic River Watershed**

A watershed consists of all the land that drains to a waterbody, in this case, the Niantic River. The Southeast Western Complex Basin contains Latimer Brook and Oil Mill Brook. The watershed covers 31.3 square miles and includes areas from the four towns of East Lyme, Waterford, Salem, and Montville (Figure 12). The Niantic River does not currently meet State water quality standards because of observed degradation of aquatic life. Stormwater runoff transports pollutants from the land into many drainage systems and tributaries feeding the Niantic River. This widespread, nonpoint source pollution is the greatest threat to the water quality and the ecological health of the Niantic River.

An update for the plan was completed in 2020 that included new management practices recommended for the municipalities within the watershed (Table 7). Information regarding all recommendations can be found at the following web address: <http://www.nianticriverwatershed.org>

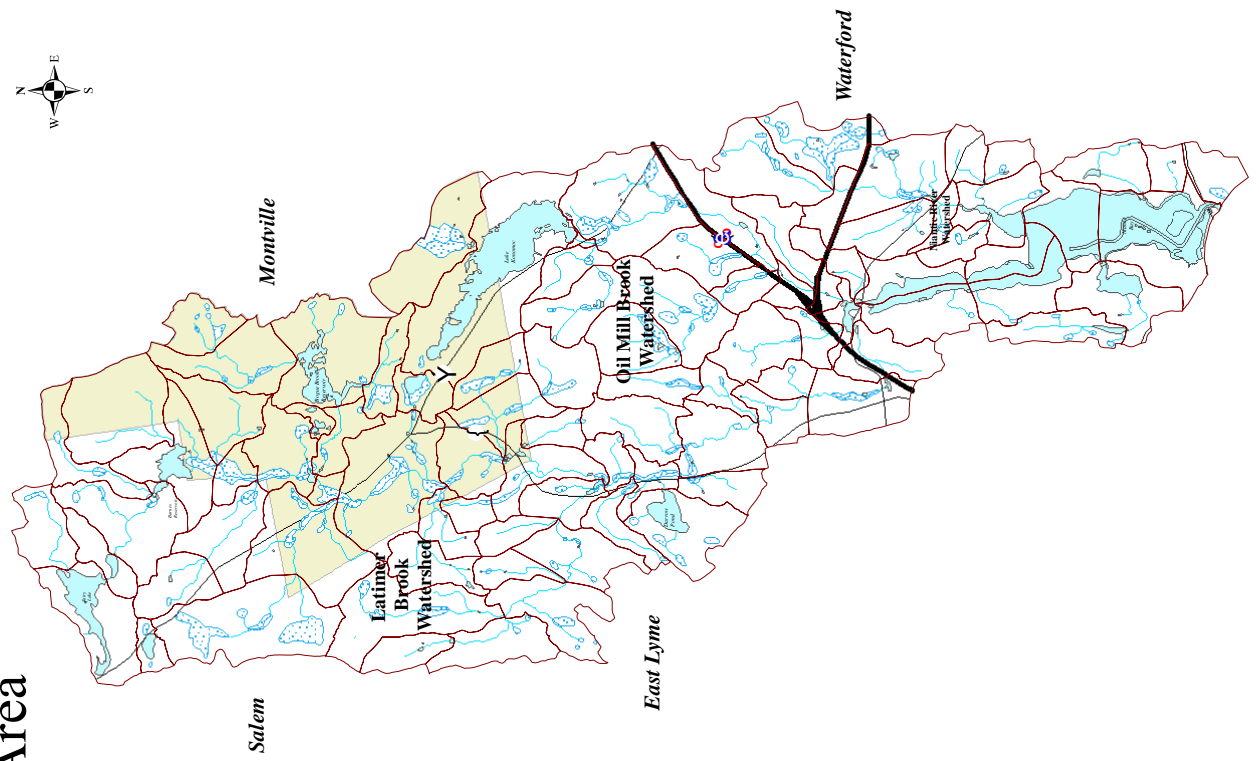
Table 7

Recommended Management Practices
Implement Green Infrastructure and Low Impact Developments in future developments within the watershed.
Promote Best Management Practices through Education and Outreach to Homeowners. This includes encouraging the disconnection of rooftop runoff.
Continue to implement municipal Stormwater Management Programs (MS4)
Encourage the use of innovative or alternative septic design and denitrification standards. Educate existing homeowners on the importance of pumping and maintenance of their older systems.
Encourage vegetated buffers in backyards as well as in the redevelopment of commercial sites

To help demonstrate Best Management Practices, sites were chosen throughout the watershed and retrofit design proposals were shown. The sites in Montville chosen were Chesterfield Fire Department on Route 85 and the Oakdale Heights Subdivision. Bioretention basins were proposed in both areas with buffer restoration also included in the Oakdale Heights retrofit. These proposals should be reviewed and incorporated into long range capital improvements, however without additional funding sources they will be difficult to implement.

During the update of the watershed plan, the Avalonia Land Conservancy received a grant to acquire 669 acres of land within the watershed off of Beckwith and Chesterfield Roads. Once purchased the property will be used for recreational purposes such as trails, fishing, and bird watching. In addition, 33 acres will be added to the Audubon Society property located on Ridge Hill Road. These purchases will increase the open space by 3% to bring the watershed total to 25%.(Source Niantic River Watershed Update 2020)<sup>8</sup>.

# Niantic River Watershed Area



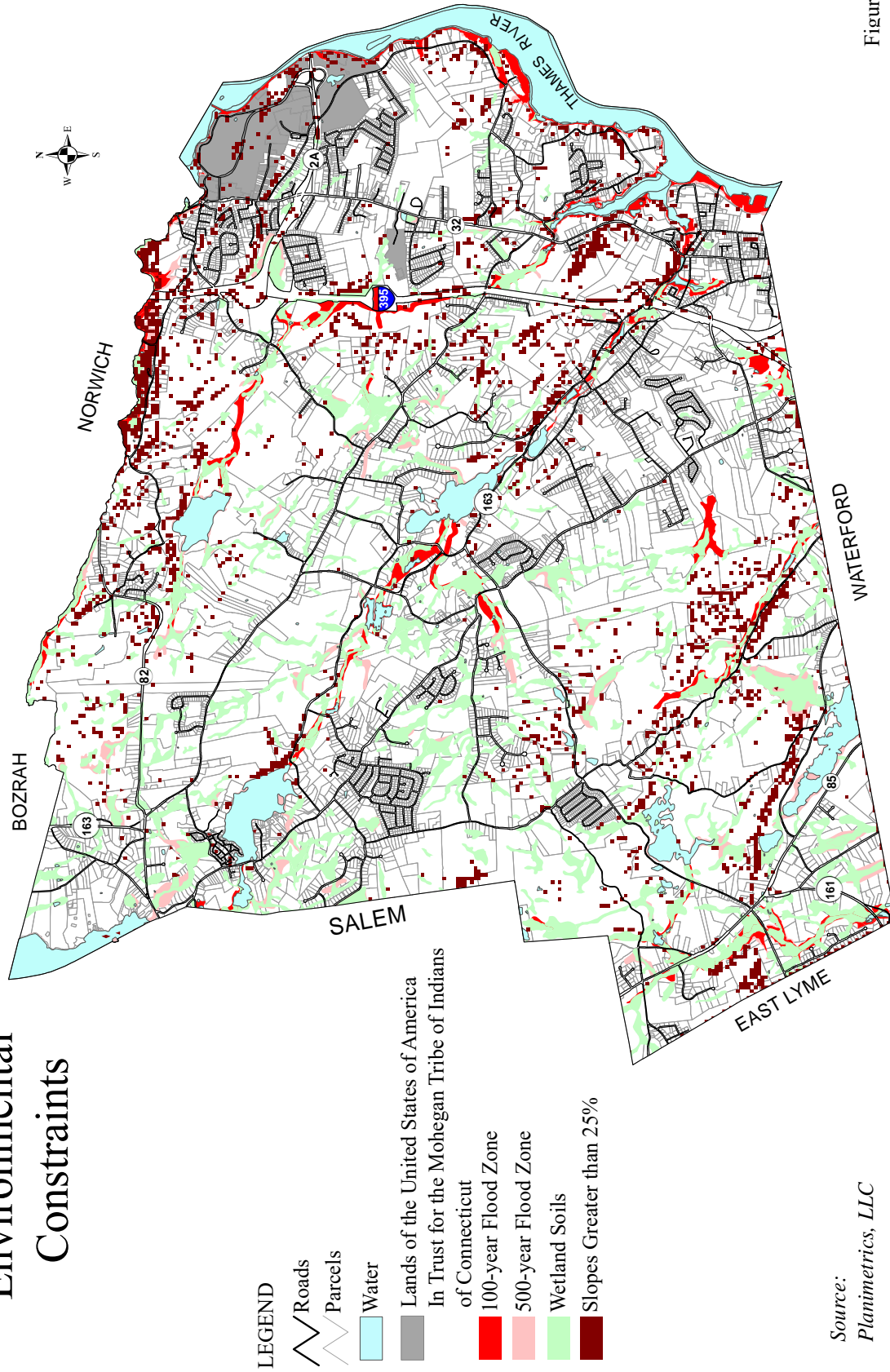
- LEGEND**
- Interstate/ State Road
  - Roads
  - Niantic River Watershed
  - Water/Flats
  - Marsh
  - Streams
  - Portion of Town Within Watershed

Source:  
DEP GIS Data & UCONN

**MTV Planning**  
Town of Montville Planning Department  
Geographic Information System Data

Figure 12

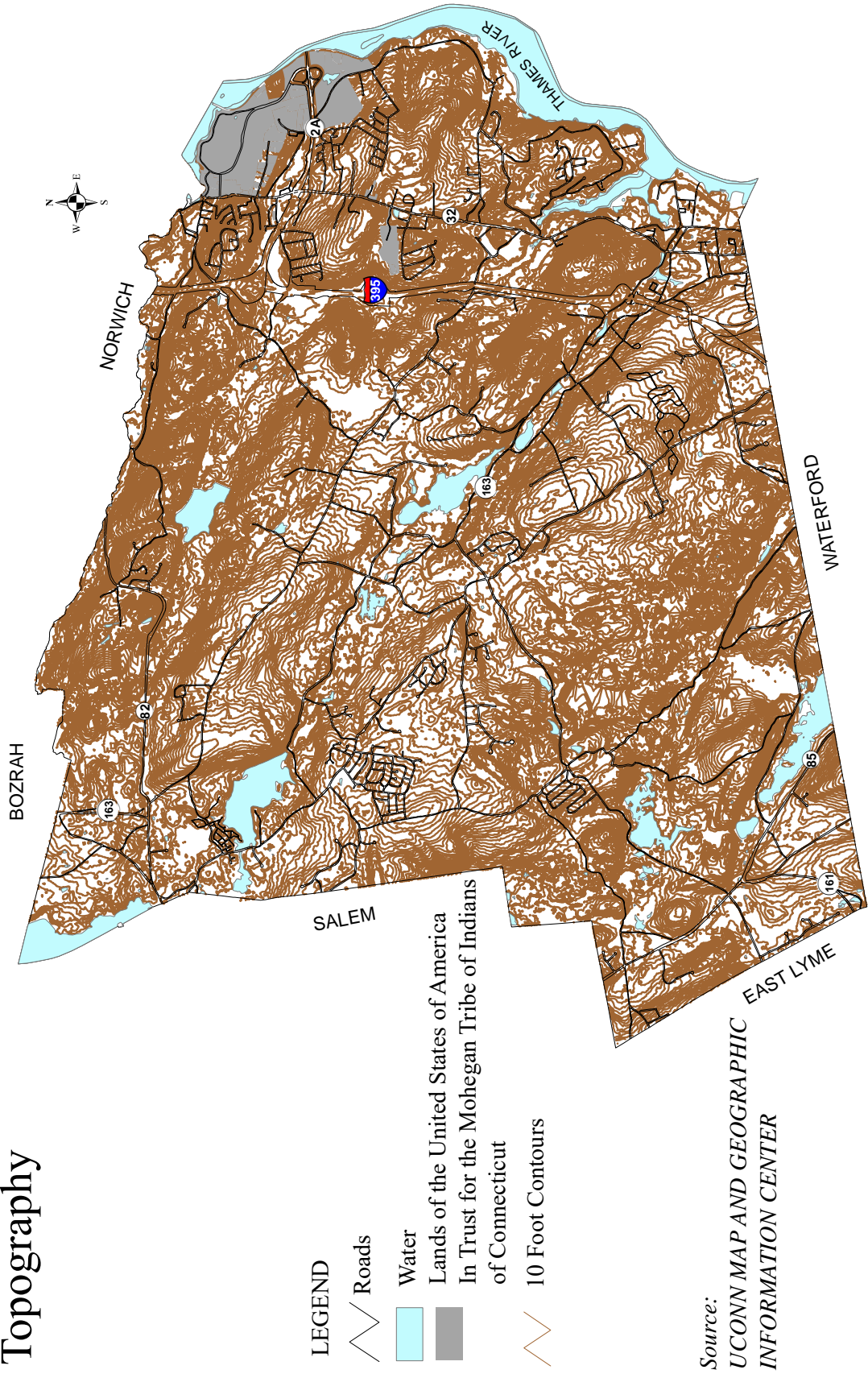
# Environmental Constraints







Source:  
Planimetrics, LLC

Figure 13

# Topography



## LEGEND

-  Roads
-  Water
-  Lands of the United States of America  
In Trust for the Mohegan Tribe of Indians  
of Connecticut
-  10 Foot Contours

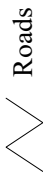
Source:  
UCONN MAP AND GEOGRAPHIC  
INFORMATION CENTER

Figure 14


**MTV Planning** Town of Montville Planning Department  
Geographic Information System Data

# Wetlands

## LEGEND




Roads

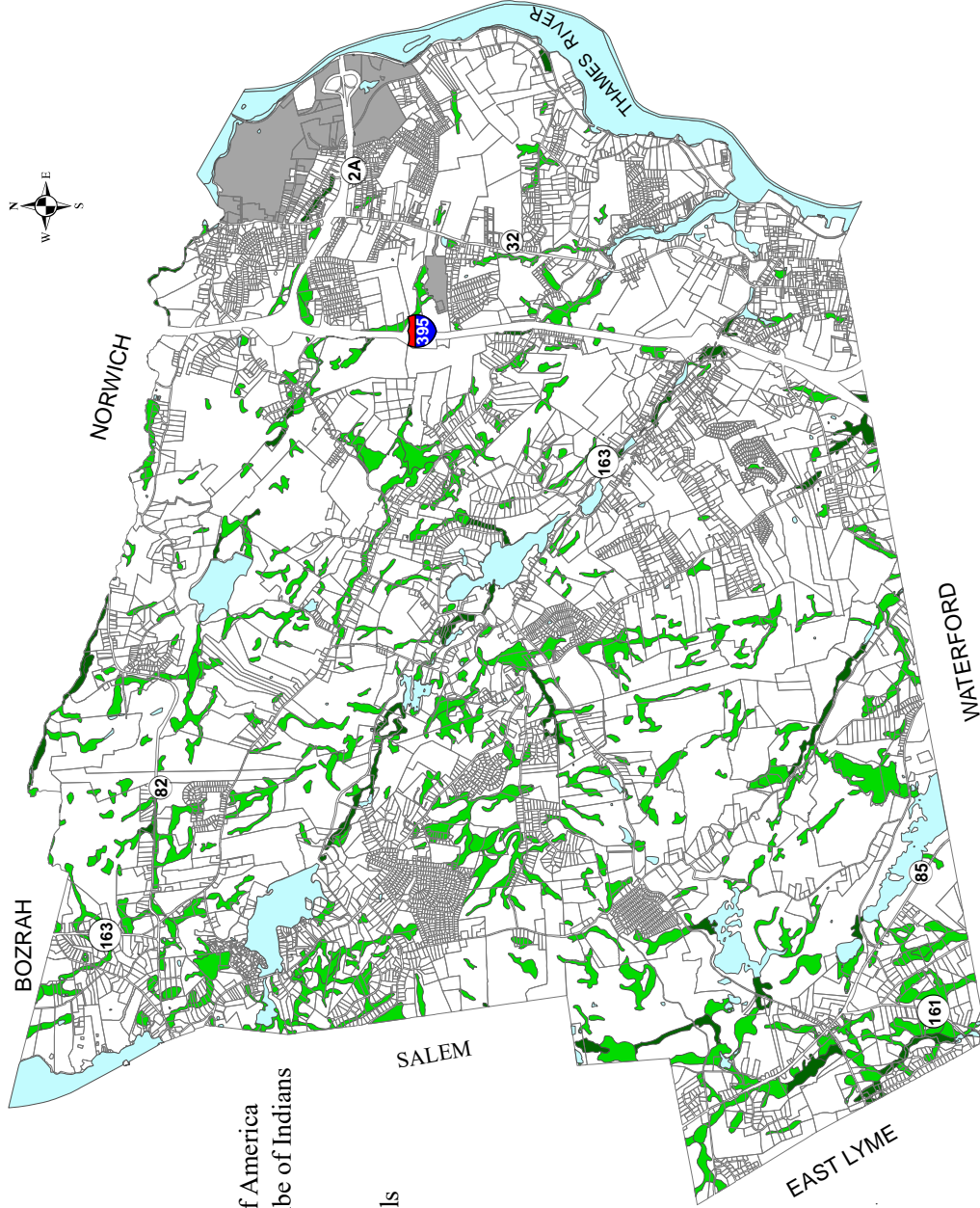
 Lands of the United States of America  
 In Trust for the Mohegan Tribe of Indians  
 of Connecticut

### Wetland Soils

 Alluvial and floodplain soils

 Poorly drained and  
 very poorly drained soils

 Water



Source: US Dept of Agriculture/CTECO

**MTV Planning**  
 Town of Montville Planning Department  
 Geographic Information System Data

Figure 15

# Steep Slopes

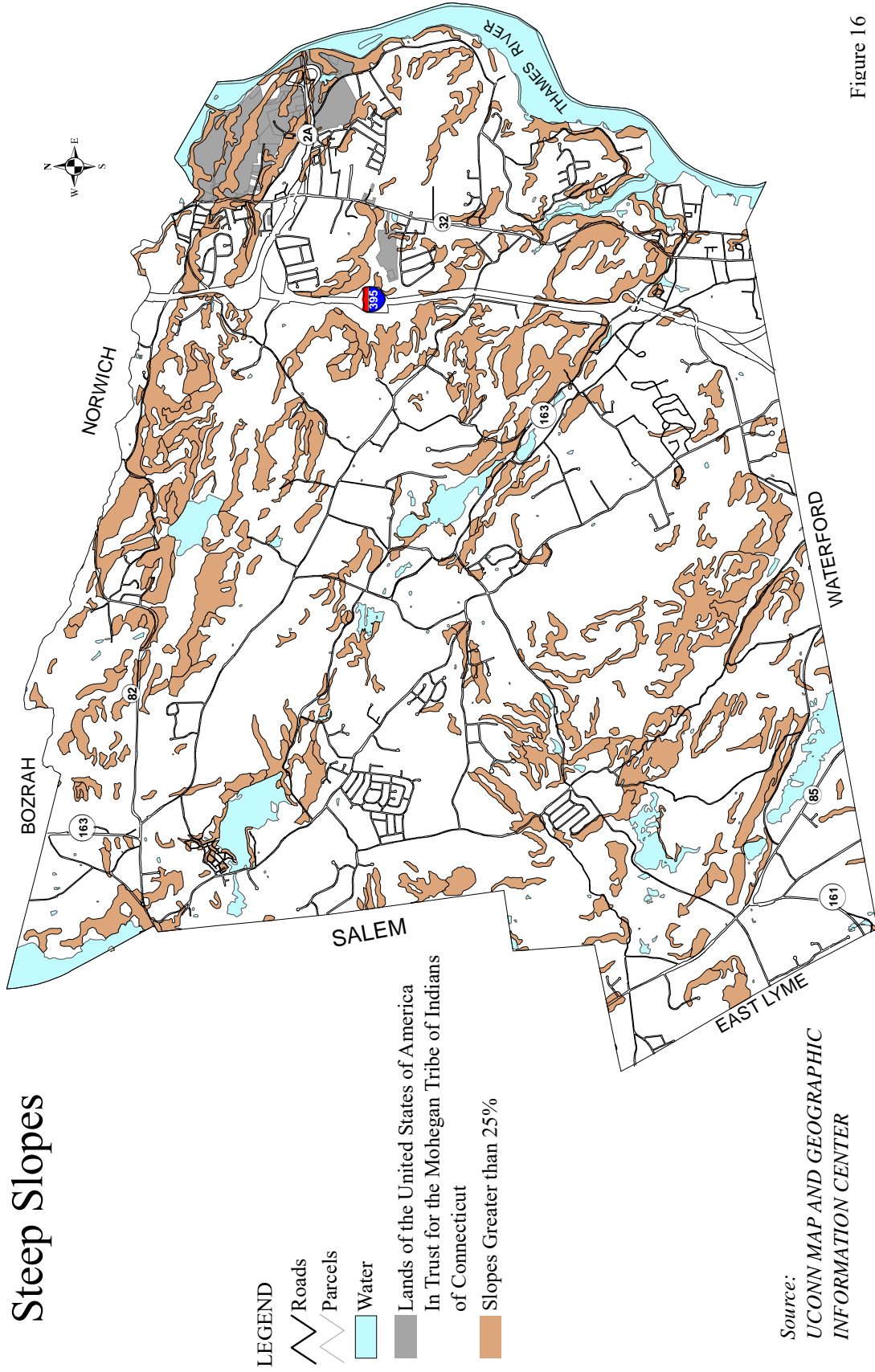
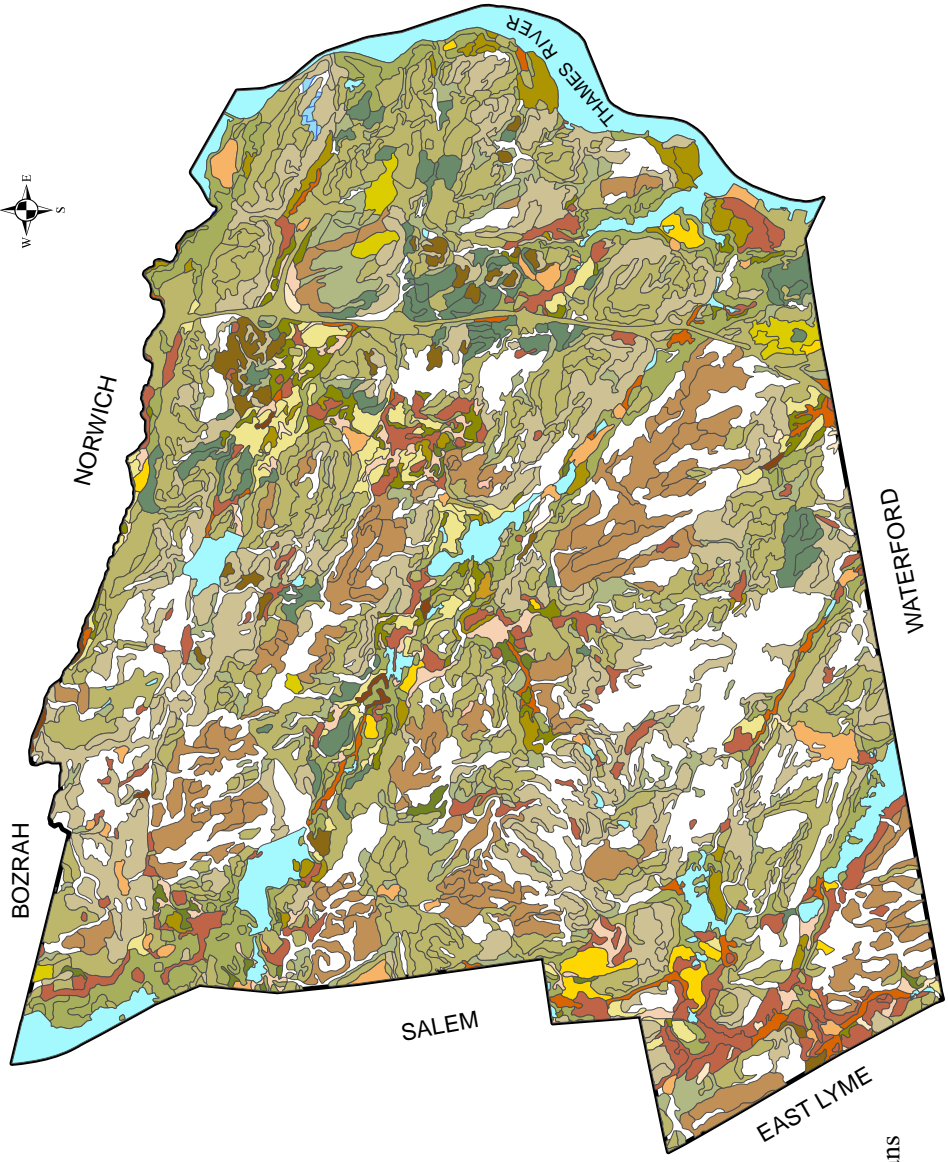


Figure 16

# Soils

## LEGEND

- Agawam Fine Sandy Loam
- Broadbrook Silt Loam
- Canton and Charlton Soils
- Catden and Freetown Soils
- Charlton-Chatfield Complex
- Dumps
- Haven and Enfield Soils
- Hinckley Gravelly Sandy Loam
- Hollis-Chatfield Rock Outcrop
- Limerick and Lim Soils
- Merrimac Sandy Loam
- Narragansett Silt Loam
- Narragansett-Hollis Complex
- Nimigret and Tisbury Soils
- Paxton and Montauk Fine Sandy
- Pootatuck Fine Sandy Loam
- Rainbow Silt Loam
- Raypol Silt Loam
- Ridgebury Fine Sandy Loam
- Ridgebury, Leicester, and Whit
- Rippowam Fine Sandy Loam
- Rock Outcrop-Hollis Complex
- Scarboro Muck
- Sudbury Sandy Loam
- Sutton Fine Sandy Loam
- Timakwa and Natchaug Soils
- Udorthents-Pits Complex
- Udorthents-Urban Land Complex
- Urban Land
- Walpole Sandy Loam
- Water
- Westbrook Mucky Peat
- Windsor Loamy Sand
- Woodbridge Fine Sandy Loam
- Lands of the United States of America
- In Trust for the Mohegan Tribe of Indians
- of Connecticut

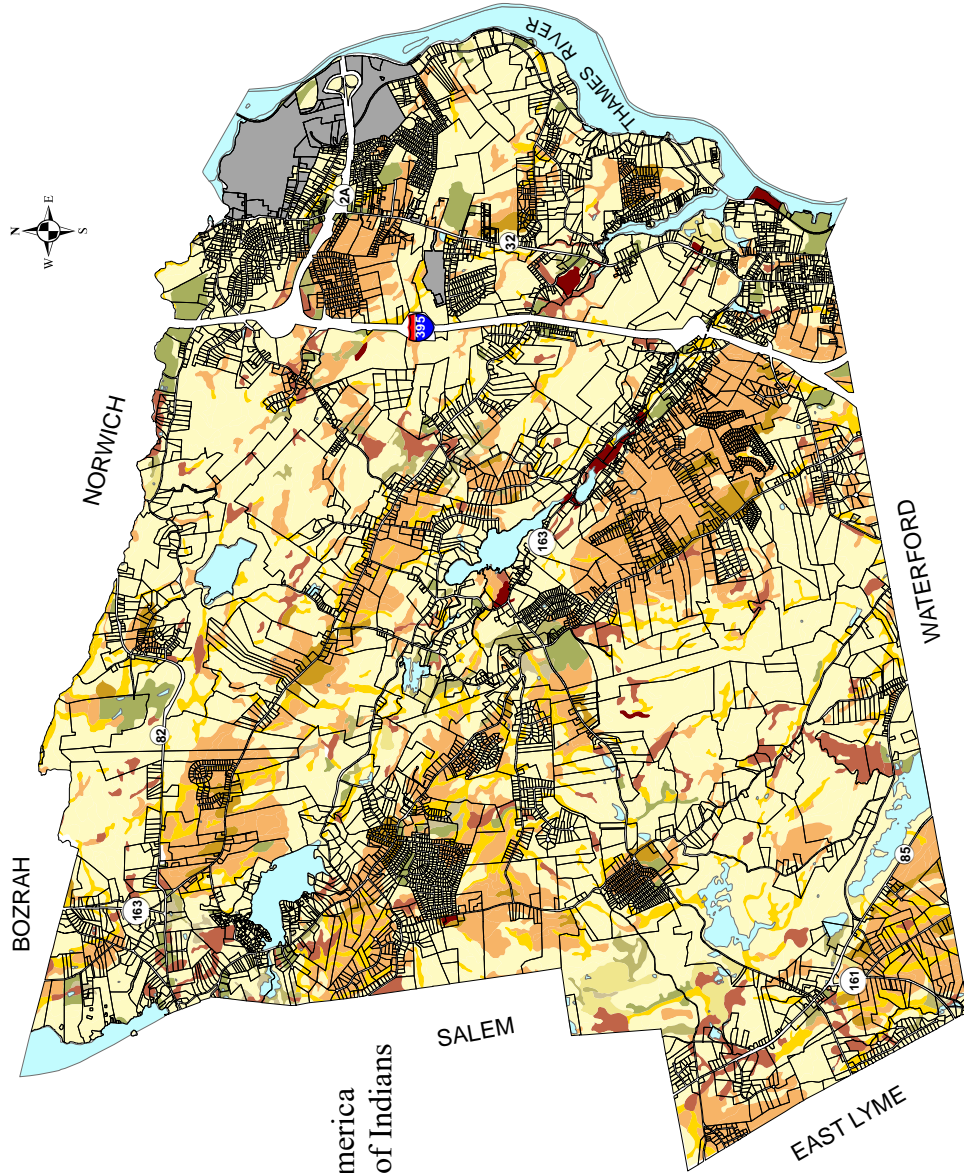


Source:  
CT ECO

**MTV Planning**  
Town of Montville Planning Department  
Geographic Information System Data

Figure 17

# Depth to Seasonal High Water Table



## Legend

Roads

Water

Lands of the United States of America  
In Trust for the Mohegan Tribe of Indians

0-12 in

0-18 in

0-6 in

18-30 in

18-36 in

24-30 in

24-54 in

54-72 in

Greater than 6 feet

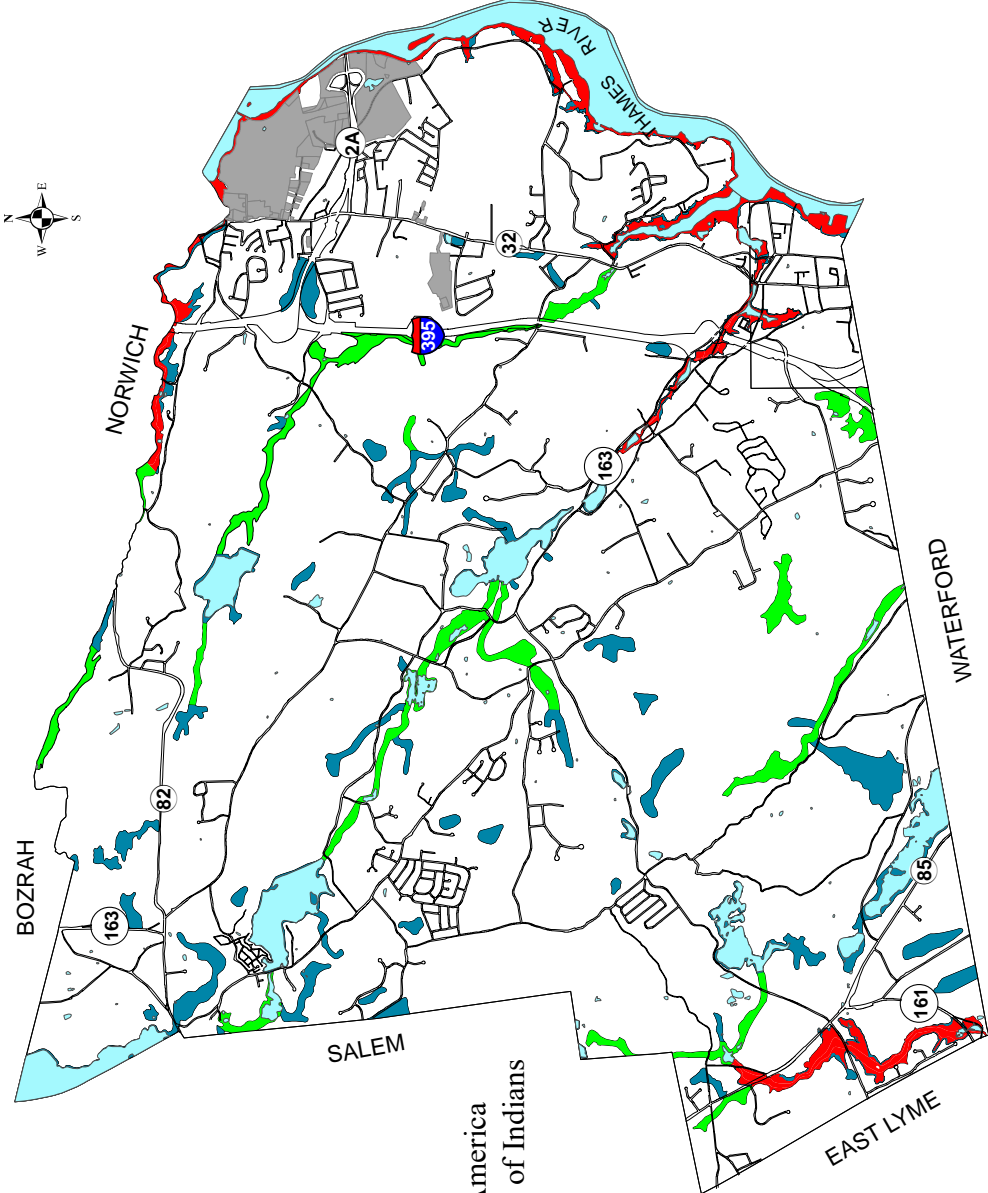
No Records

Source:  
Nathan L. Jacobson & Associates, Inc.

**MTV Planning**  
Town of Montville Planning Department  
Geographic Information System Data

Figure 18

# Flood Zones



## LEGEND

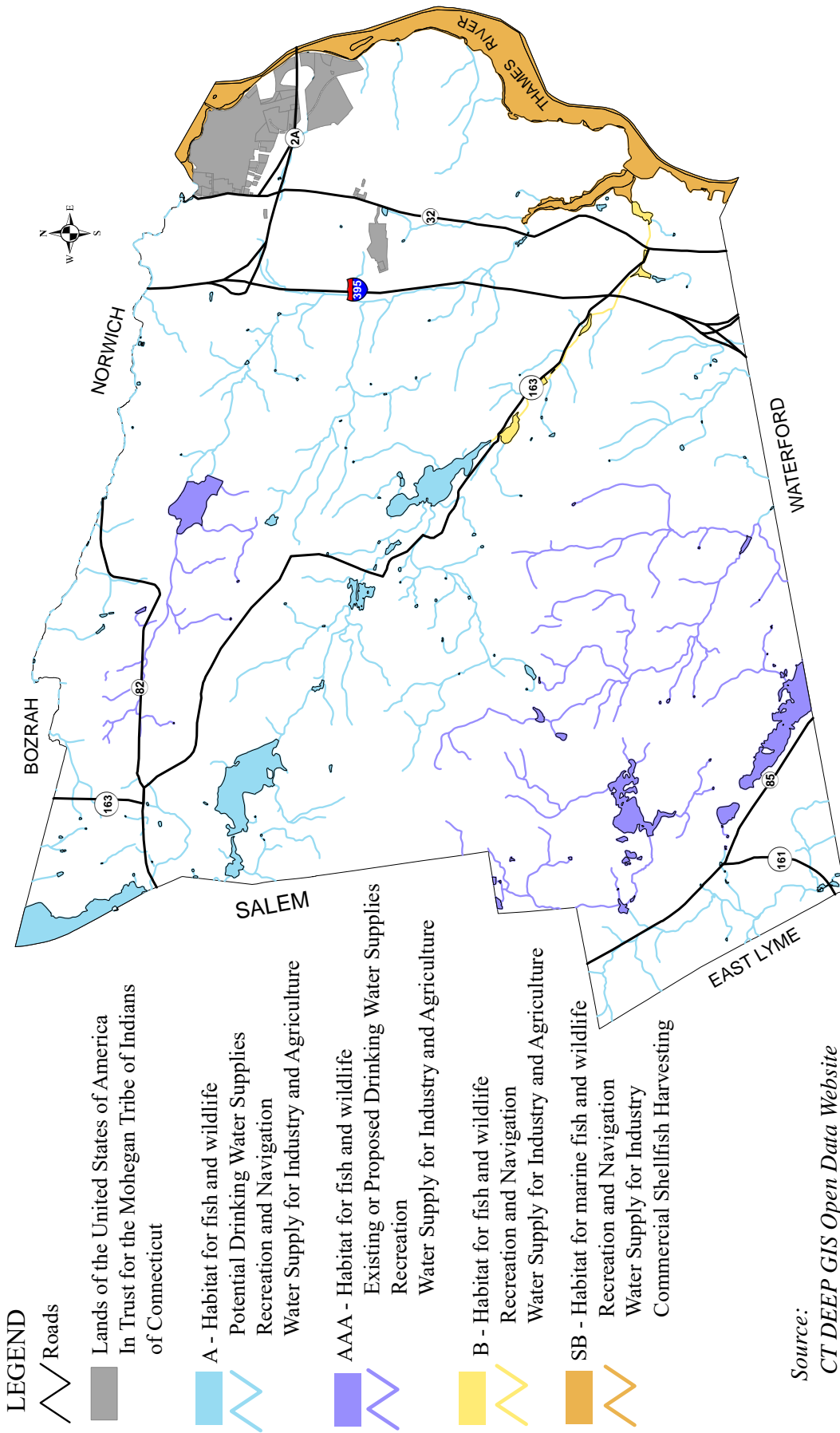
- Roads
- Water
- Lands of the United States of America In Trust for the Mohegan Tribe of Indians of Connecticut
- Flood Zones**
- A
- AE
- X (0.2 Percent Annual Chance Flood)
- X (Minimal Flood Hazard)

Source:  
 FEMA April 4, 2020  
 \*Refer to FEMA for up to date information

**MTV Planning**  
 Town of Montville Planning Department  
 Geographic Information System Data

Figure 19

# Surface Water Quality






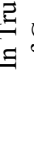




Source:  
CT DEEP GIS Open Data Website

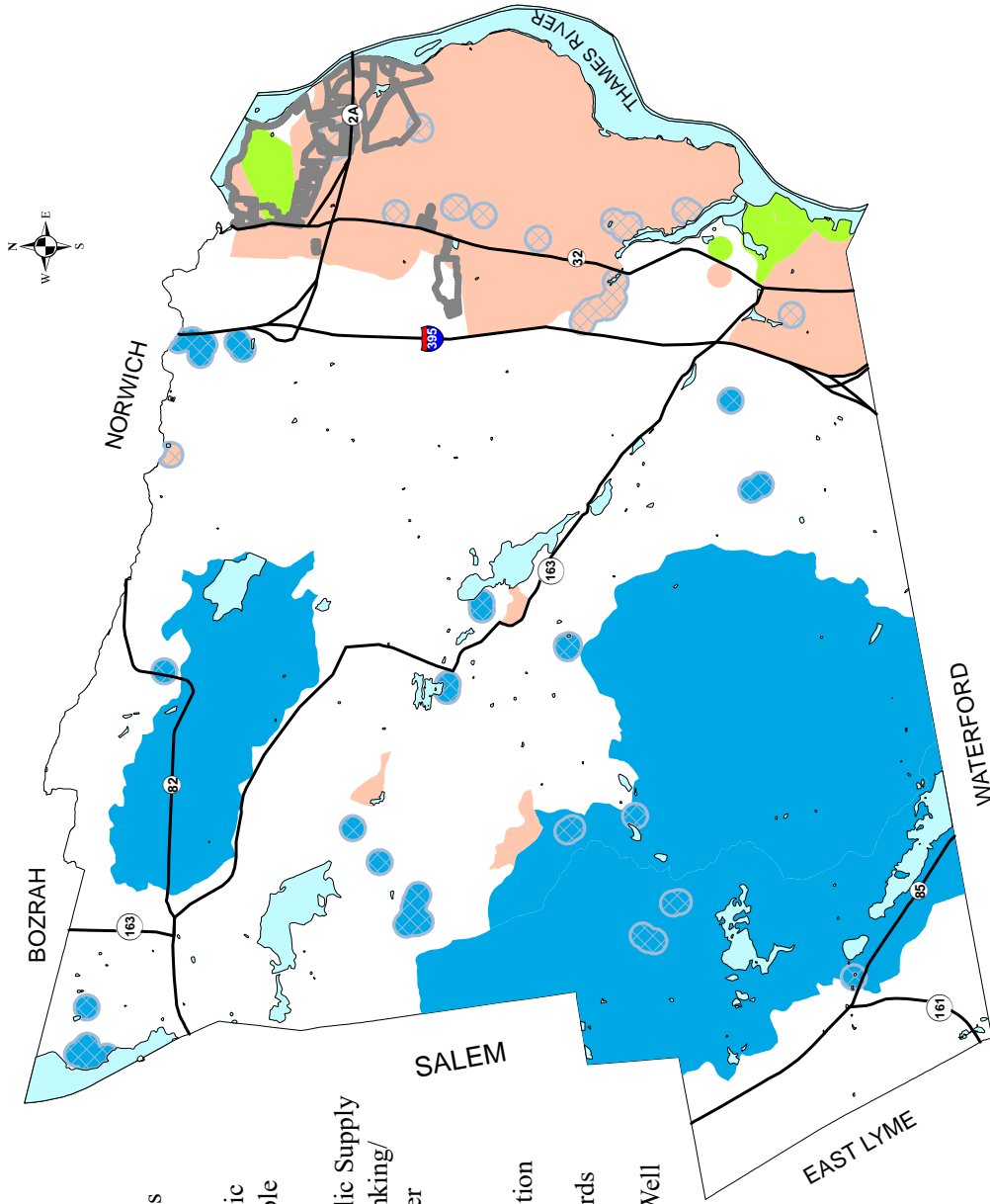
**MTV Planning**  
Town of Montville Planning Department  
Geographic Information System Data

Figure 20

# Ground Water Quality

## LEGEND

-  Roads
-  Water
-  Lands of the United States of America In Trust for the Mohegan Tribe of Indians of Connecticut
-  GA - Existing Private and Potential Public or Private Supplies of Water Suitable for Drinking
-  GAA/GAAs - Existing or Potential Public Supply of Water Suitable for Drinking/Tributary to a Public Water Supply Reservoir
-  GB - Industrial Process Water Not Suitable for Human Consumption
-  GA,GAA - May not meet current standards
-  Area of Contribution to Public Supply Well



Source:  
DEEP GIS Open Data Website  
\* Refer to DEEP for Updates

**MTV Planning**  
Town of Montville Planning Department  
Geographic Information System Data

Figure 21

# Coastal Area Management Review Area

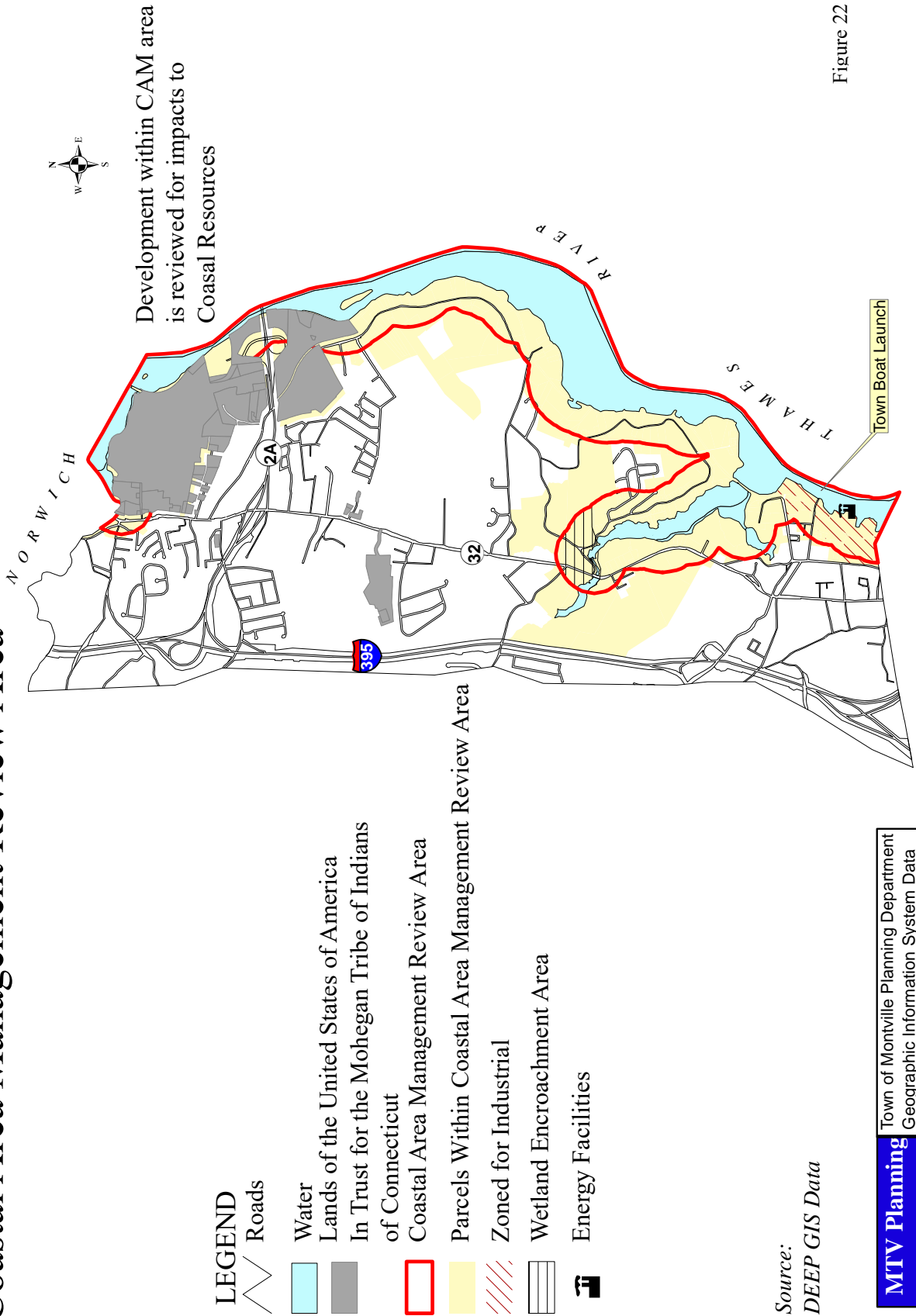
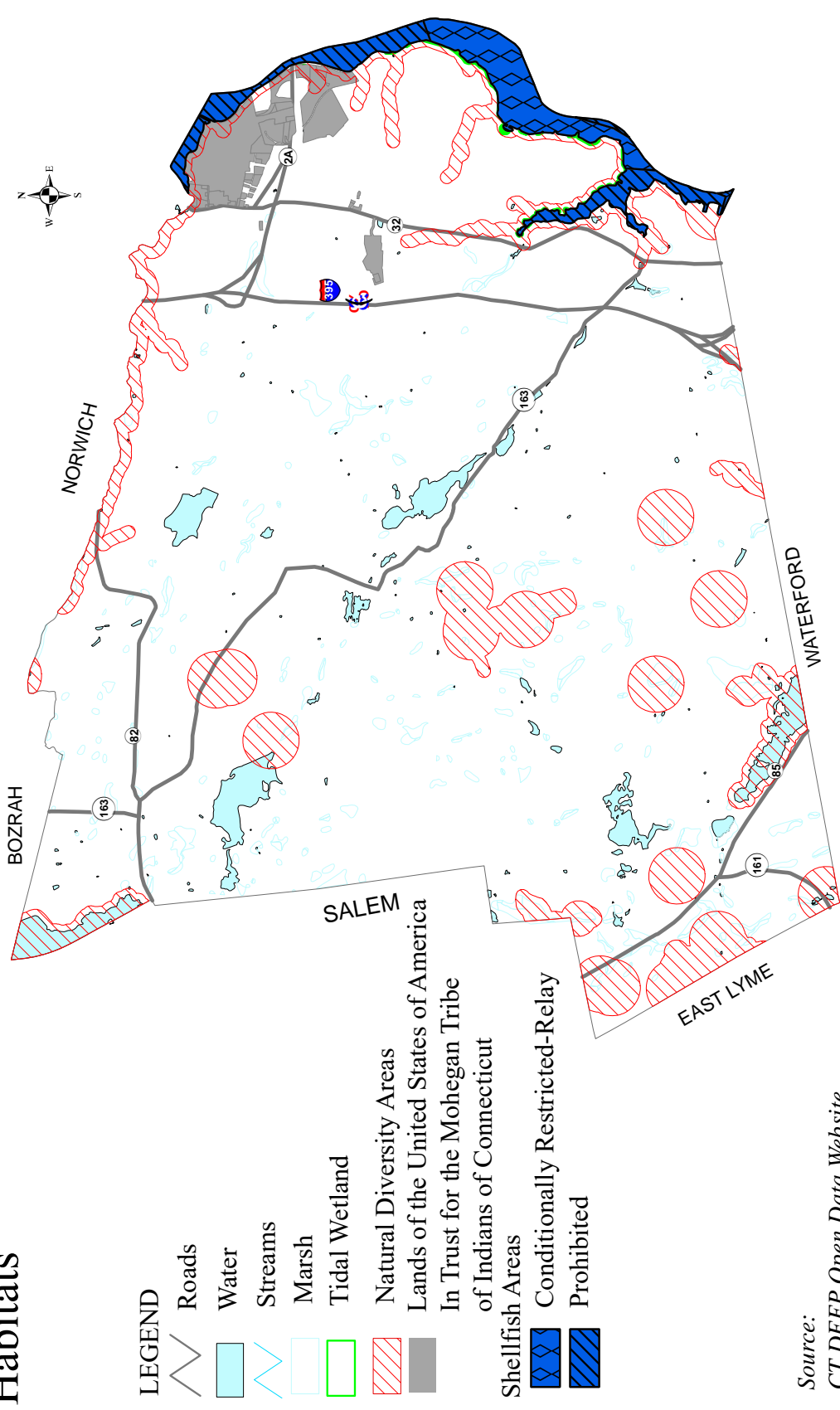


Figure 22

# Habitats



## LEGEND

- Roads
- Water
- Streams
- Marsh
- Tidal Wetland
- Natural Diversity Areas
- Lands of the United States of America In Trust for the Mohegan Tribe of Indians of Connecticut
- Shellfish Areas
  - Conditionally Restricted-Relay
  - Prohibited

Source:  
CT DEEP Open Data Website

**MTV Planning**  
Town of Montville Planning Department  
Geographic Information System Data

Figure 23

# Community Profile

## Open Space and Cultural Resources

Open space can be dictated by terrain, wetlands and watercourses (see Figure 13), or it can be selected for preservation or recreation because of unique natural features, ecological units, vistas or suitability for sports fields or trails. A holistic approach to open space planning should also consider the preservation of a Town’s character and heritage and simultaneously plan for preservation of unique natural resources, public water supply watershed, historic buildings, and vistas. An open space plan should analyze elements of both the built environment and landscapes which compromise the Town’s cultural and natural resource legacy. The plan should emphasize the protection of corridors rather than scattered individual properties.

Table 8

Open Space and Recreation Areas		
Owner	Acres	Subtotal
<b>Utilities</b>		
SCWA	84.82	
City of New London	1544.37	
City of Norwich	343.58	
Oakdale Heights Water	1.03	
Kitemaug Orchards Water	4.59	
CL& P	636.54	
		<b>+/-2,614</b>
<b>Conservancies</b>		
Audubon	263.45	
Nature Conservancy	299.55	
Waterford Land Trust	26.06	
Avalonia Land Trust	+/- 633	
		<b>+/-1,222.07</b>
<b>Camp Oakdale</b>	137.94	<b>137.94</b>
<b>Camp Oakdale Mostowy</b>	29.32	<b>29.32</b>
<b>Other Areas</b>		
Conservation Center	42.84	
Town Dock	0.64	
Hopemead State Park	17.40	
Open Space Private / Town / State	189.97	
Recreational Areas Private/ Public	497.84	
<b>Total</b>		<b>+/-4,752.02</b>
Cemeteries not included in totals		

The Town should use established criteria when evaluating future open space acquisitions or acceptance of open space lands. The criteria should be as follows:

- The land is in close proximity to Camp Oakdale.
- The land is in a public water supply watershed.
- The land or structure is cited in the Historic and Architectural Resource Survey of the Town of Montville, Connecticut 2001.
- The land contains a critical habitat area (as shown in Figure 23) or contains a significant ecological unit such as old growth forest or farmland.
- The land links existing open space areas which are significant natural resource areas or active recreation areas such as trails.
- The land provides public access to a lake or the Thames River.
- The undeveloped land area will significantly contribute to or sustain water quality in a basin.
- The Town should not accept isolated pockets of wetlands.

Recommendations
Establish where possible contiguous park land and trails. (Figure 24)
Where practical, in other words, in area not constrained by steep slopes, all trails should be handicapped accessible.
Construct a small fishing dock adjacent to Schofield Pond at the site of the former beach area. Make dock handicapped accessible. Obtain easement from the owner of Schofield Pond.
Extend WRP-160 zoning district designation to the Hunts Brook Watershed if Millers Pond becomes an approved public water supply.
Revise the Zoning Regulations to allow true open space cluster development in OS, WRP-160, and R120 zones. Stormwater quality and the preservation of land which meets the open space criteria discussed above should be the design criteria.
Develop a plan for the Camp Oakdale Mostow Property
Develop a plan for the Town Boat Launch and create handicapped accessible fishing pier













Raymond Library



Congregational Church

# Park Land and Trails

## LEGEND

-  Roads
-  Water
-  Conservation Center
-  Community Center
-  Proposed Pedestrian Path
-  Existing Pedestrian Path
-  Camp Oakdale
-  Camp Oakdale (Mostoway)
-  Historic Property
-  Powerline R.O.W

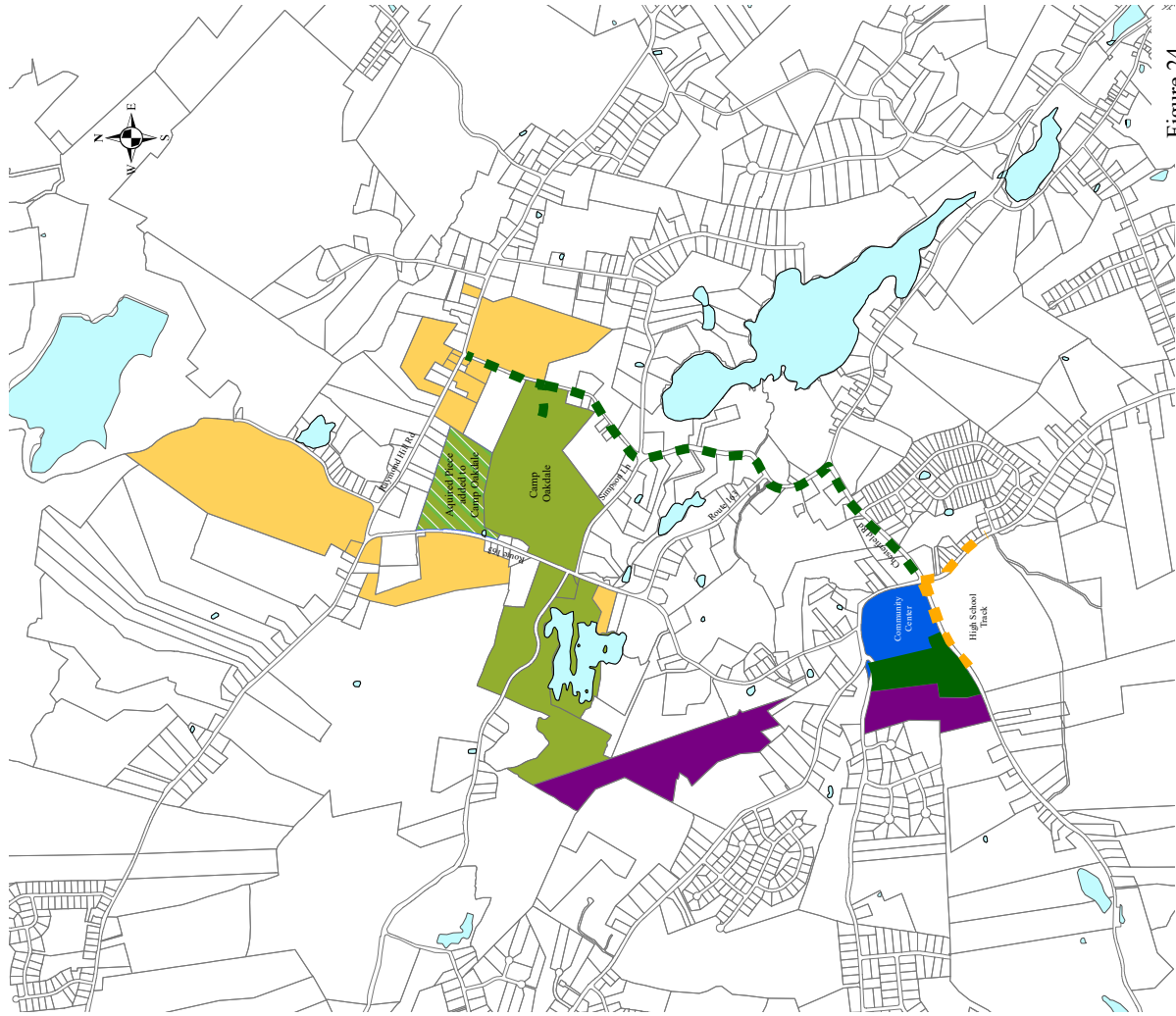


Figure 24

# Open Space and Recreational Areas

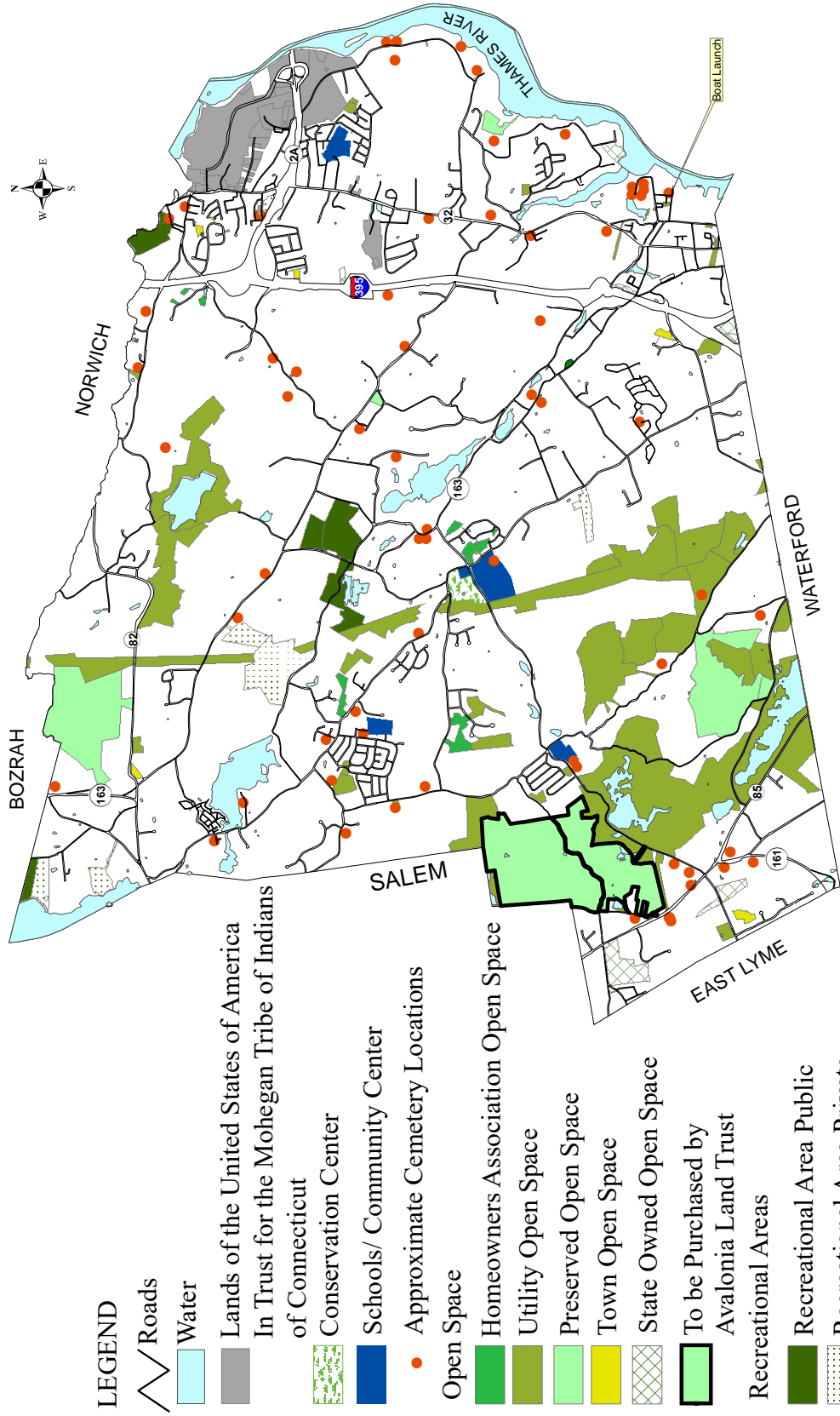













Figure 25

# Trail Systems

## LEGEND

-  Roads
-  Water
-  Camp Oakdale
-  High School Track
-  Proposed Multi-Use Path
-  Existing Hiking Trails
-  R.O. W. Trails
-  Proposed Conservation Trails
-  Existing Conservation Trails
-  Proposed Pedestrian Path
-  Existing Pedestrian Path

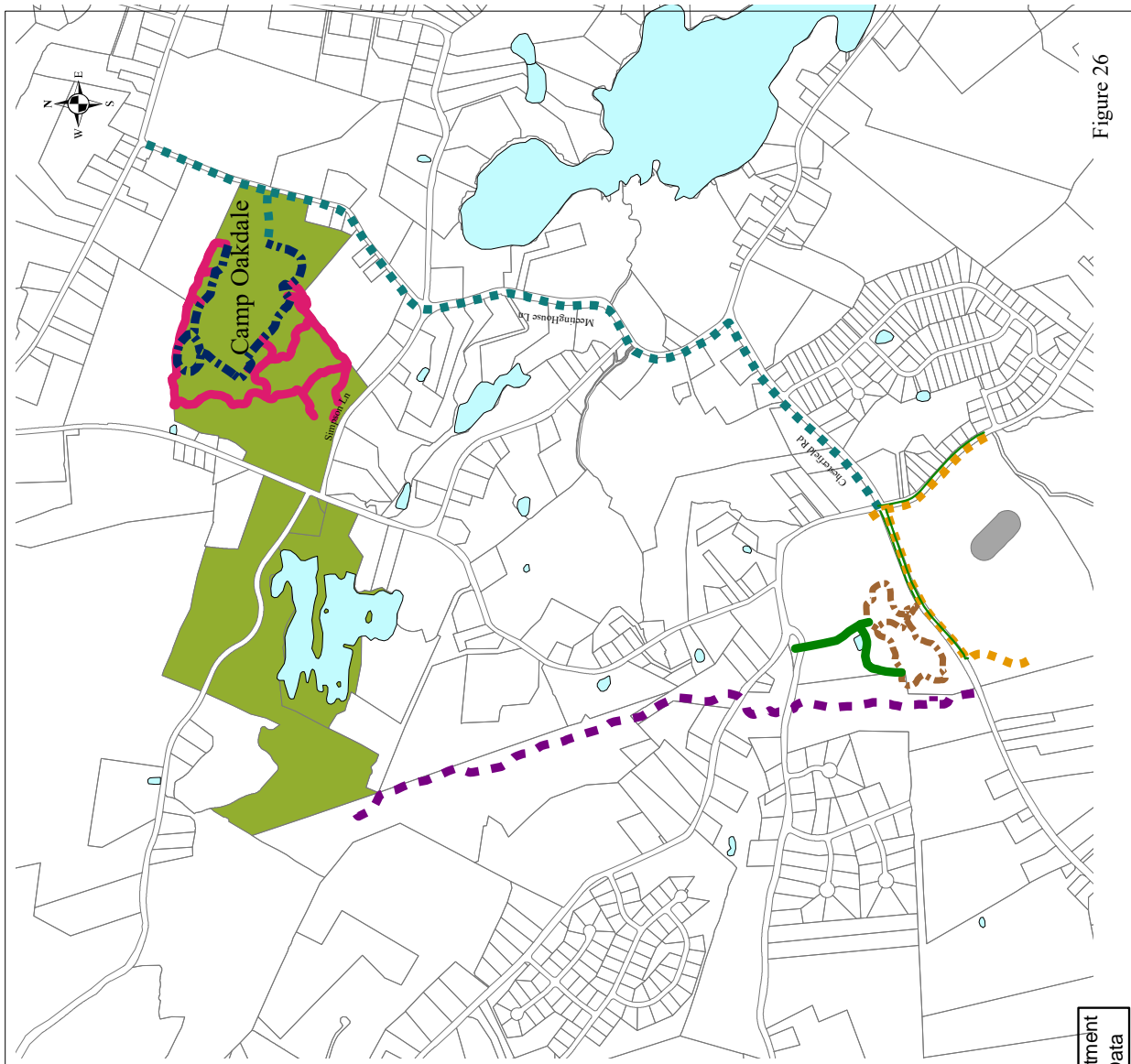


Figure 26