

Future Land Use

LEGEND



Roads



Water

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

Housing Investment Area
Lots less than or equal to 20,000 Sq. Ft.
Within Sewer District Boundary
Neighborhood Conservation Areas
Infrastructure Area
Municipal Uses

Job Investment Area
Infrastructure Investment
Commercial; Light Industrial; Industrial; Mixed Use
Municipal Uses

Residential Lots greater than 80,000 Sq. Ft.
Conservation of Resources
Scenic Vista

Public Access to Water for Recreation
Municipal Uses

Medium Density
Lots greater or equal to 40,000 Sq. Ft.
Municipal Uses



Proposed Trail/Paths



Vista

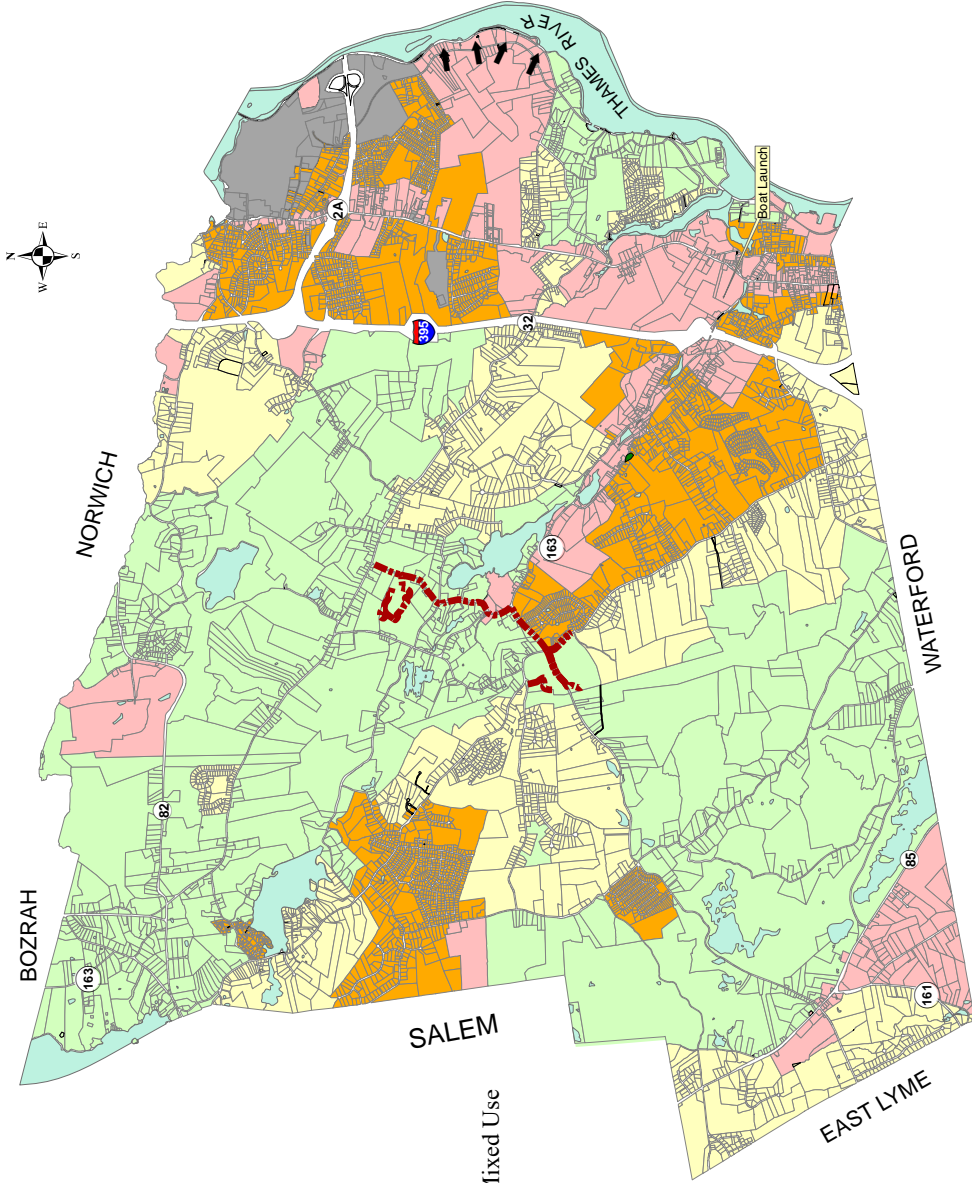


Figure 41

Plan Implementation

Abbreviation Key: **CC** – Conservation Commission; **EDC** – Economic Development Commission; **DPW** – Public Works Director; **M** – Mayor; **TC**- Town Council
PD – Planning Director; **PRC** – Parks & Recreation Commission; **PSC** – Public Safety Commission; **PZ** – Planning & Zoning Commission;
TE – Town Engineer; **WPCA** – Water Pollution Control Authority

PRIORITY – 1: Short term – one to three years - high priority investment and/or action
PRIORITY – 2: Intermediate – three to seven years - priority investment and/or action – adjust priority status if funding becomes available
PRIORITY – 3: Long term – greater than seven years - include in long term capital plan - adjust priority status if funding becomes available

Goal	Action	Implementation	Responsible Entities	Priority
		Policy	Stakeholder	
Culture and History				
Preserve the Congregational Church @ Meetinghouse Lane	Form a 401c Trust to insure perpetual preservation of the building	Historic Preservation	TC; Historic Society	3
Park and Trails Corridor	Establish in accordance with Camp Oakdale Long Range Facilities Plan; Trail Systems Plan (all plans adopted in the 2010 POCD); follow criteria on p.40 of POCD	Apply for Trails Grants; include in Capital Plan and Budget - Parks and Recreation Commission, Planning and Zoning Commission, Town Council	PRC; TC; PD;DPW; TE	2
Identify historic assets	Create a list and map of historic assets	Make available for public on Town Website	Historic Society/PD	1
Recreation and Open Space				
Multi-use Trail System	Establish in accordance with Camp Oakdale Long Range Facilities Plan; Trail Systems Plan (all plans adopted in the 2010 POCD)	Apply for Trails Grants; include in Capital Plan and Budget	PRC; TC; PD; DPW; TE	1
Town Dock and fishing area	Increase access to the Thames River – Initiate design; construct handicapped accessible fishing area; improve dock and boat launch	Apply for OLIS funding	PD; DPW; TE; TC	2

Goal	Action	Implementation	Responsible Entities	Priority
		Policy	Stakeholder	
Recreation and Open Space				
Construct fishing dock on Schofield Pond	Obtain easement from pond owner; construct handicapped accessible fishing area	Include in Capital Plan and Budget; apply for grants	PRC; DPW; PD; TC	3
Community Facilities				
Fair Oaks Community Center	Building Committee to select project delivery method; develop cost estimate; authorize bid specifications	Expend STEAP Grant funds in 2021; include in Capital Plan and Budget	TC; PRC; DPW; PD; Youth Services Bureau	1
Infrastructure				
Replace bridges in the following priority order	<ol style="list-style-type: none"> 1. Meetinghouse Lane over Cove River, CTDOT Bridge No. 04741 2. Chesterfield Road over Bogue Brook, CTDOT Bridge No. 095012 3. Pink Row over Oxoboxo Brook, CTDOT Bridge No. 03966 4. Moxley Road over Sandy Brook, CTDOT Bridge No. 085014 5. New London Turnpike over Trading Cove Brook, CTDOT Bridge No. 03967 6. Grassy Hill Road over Latimer Brook, CT Bridge No. 04742 7. Fitch Hill Road over Stony Brook, CTDOT Bridge No. 085006 	The remaining bridges 1 -10 should be funded through the local bridge program, capital matches and further grants	PWD; TE; TC	1-2

Goal	Action	Implementation	Responsible Entities	Priority
Infrastructure		Policy	Stakeholder	
	8. Raymond Hill Road over Stony Brook, CTDOT Bridge No. 085009 9. Pequot Road over Oxoboxo Brook, CTDOT No. 085013 10. Bridge Street over Oxoboxo Brook, CTDOT Bridge No. 4740			
Material & sweepings storage	Identify location and purchase if necessary	Include in Capital Plan and Budget	DPW; TE; TC	1
Local Road drainage projects	Use Pavement Management System to analyze areas of concern	Include in Capital Plan and Budget	DPW; TE; TC	2
Sand/salt shed	Identify location and purchase	Include in Capital Plan and Budget	DPW; TE; TC	2
Complete Route 32/2A Drainage Constraints Study	Produce Drainage Constraints Map	Work with State, developers, Town to upgrade systems	TE; DPW; PD; TC	1
Establish Water Service Districts	Produce Water District Maps; Recommend Extension Areas	Include neighborhood Plans, Capital Plan and Budget	PD; WPCA	1
Sidewalks in Montville Manor	Create sidewalks in Manor and connect with school and to local store on Old Colchester Rd	Include in Capital Plan and Budget/ Apply for Grant	DPW; TE; PD	2

Goal	Action	Implementation	Responsible Entities	Priority
Housing				
Housing Investment Areas	Designate areas within sewer district boundary (areas with existing public sewer systems) for higher density development, i.e. lots less than 20,000 square feet	Designate areas on Future Land Use Map	PD; PZ	1
Conserve existing neighborhoods	Maintain and replace infrastructure in neighborhoods containing older housing stock, areas such as Montville Manor; offer affordable housing opportunities	Include in Capital Plan and Budget Include in Housing Investment Areas on Future Land Use Map	PD; PZ; DPW; TC	1-3
Diverse housing	Allow on a long term basis, for the development of diverse housing types, including affordable housing, to help address identified housing needs	Evaluate progress of units built under the Town's existing Affordable Housing Regulation; include in Housing Investment Areas on Future Land Use Map; designate areas within sewer district boundary (areas with existing public sewer systems) for higher density development, i.e. lots less than 20,000 square feet	PD; PZ	1
Environment				
Stormwater management	Draft ordinance for an illicit discharge and detection elimination ordinance (IDDE)	Adopt ordinance in 2010	PWD; TE; TC	1
Watershed Education	Create online and in-person workshops that provide educational information on Watershed Protection	Update website with Watershed Information. Have workshops at Town Events	PWD;PD;PRC;CC	2

Goal	Action	Implementation	Responsible Entities	Priority
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Environment				
Hazard Mitigation Goals	<p>Clearly Identify Natural Hazard Areas and Map on Future Land Use Map</p> <p>Adopt land use policies that encourage land protection within natural hazard areas and discourage development or redevelopment within natural hazard areas</p> <p>Identify/incorporate an action to undertake an evacuation and shelter plan to deal with emergencies from natural hazards</p> <p>Provide adequate space for expected future growth in areas outside of natural hazard areas</p>	<p>Amend land use regulations as necessary. Create area on Town Website to show evacuation routes and shelters</p>	<p>PD;FM;PW</p> <p>1</p>	
Economic Development				
Economic Development Commission	Involve the local business community	Appoint members from the Montville Division of the Chamber of Commerce	TC	1
Retain and attract business	Designate Job Investment Areas on the Future Land Use Map; support small business; invest in and maintain infrastructure in commercial and industrial areas; develop small business action plan	Review land use regulations – ensure regulations are flexible and allow for the siting of new technologies, allow density bonus for job creation and retention – require long term contractual commitment; update the Montville Economic Development profile and brochure – publish the same on the Town Web page	PD; EDC; PZ	1
Develop Neighborhood Areas Specific Development Plan	Use GIS system and Commercial Buildout Study to develop plan	Support Commercial and Industrial Development	PZ; EDC	1

Goal	Action	Implementation	Responsible Entities	Priority
		Policy	Stakeholder	
Economic Development				
Identify Properties for Town Purchase	Develop Strategic Plan for acquisition	Establish acquisition fund	TC; EDC	2
Local Retailers Program	Create Inventory of Local Retailers and Buy Local Program	Add map and list inventory to Town Website	EDC;PD	1

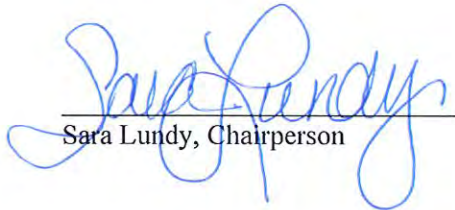
**Town of Montville
Plan of Conservation and
Development**

2022 Update

Town of Montville
Planning and Zoning Commission

Certificate of Adoption

This Plan was adopted at a legally convened meeting of the Montville Planning and Zoning Commission on January 25, 2022 . The effective date of this Plan is February 18, 2022.



Sara Lundy, Chairperson



John Desjardins, Secretary