

Montville Planning & Zoning Commission
SPECIAL MEETING
April 8, 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, and Joseph Summers **Absent:** Commissioner Chuck Longton, Mickey Gillette, Josh Kobyluck 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. **Public Hearing:**

- a. **26 ZC 2 – Text Amendment** to add new sections as follows: 1.3 New Definition: Architectural Façade Element, Blank Wall, Fenestrations, Architectural Vegetation, Deciduous Tree or Shrub, Desire Line, Evergreen Tree or Shrub, Groundcover Vegetation, Invasive Plants, Landscape(d), Landscaped End Island, Landscaped Intermediate Island, Landscaped Median Island, Large Deciduous Tree, Large Evergreen Tree, Medium Deciduous Tree, Medium Evergreen Tree, Small Deciduous Tree, Small Evergreen Tree, Non-Invasive Native/Adaptive Plant Material, Shade Tree, Street Tree, BUG, Footcandle, Full Cut-Off, Glare, Light Trespass, Nadir, Photometric Plan, Security Lighting, Access Drive, Drive Aisle, Parking Area, Parking Row, Parking Stall; amend Section 18; add new Section 18B.0 Landscape & Site Design Standards, Section 18C.0 Lighting Standards, Section 18D.0 Siting of Necessary Exterior Appurtenances and Section 18E.0 Blank Wall and Use of Fenestrations – Applicant: Town of Montville PZC (*Submitted 3/6/26, Date of Receipt 3/24/26, PH set for 4/8/26, PH must close within 35 days of opening*)

MOTION (DESJARDINS/TERRY) to OPEN the Public Hearing at 6:02 p.m. All in favor. Motion APPROVED

D. Goderre gave a brief overview of the proposed amendments to the Regulations. Questions by the Commissioners were answered during the discussion. An editorial correction was discussed under Section 18C.0 Lighting Standards - 18C.1 “Purpose”.

A brief discussion ensued concerning the determination of “commercial” vehicles under Section 18.5 Interpretation of Off-Street Parking, Commercial Vehicle Parking & Outdoor Storage.

Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were none.

MOTION (TERRY/SUMMERS) to CLOSE the Public Hearing at 7:24 p.m. All in favor. Motion APPROVED

- b. **Discussion & Decision 26 ZC 2 – Text Amendment** to add new sections as follows: 1.3 New Definition: Architectural Façade Element, Blank Wall, Fenestrations, Architectural Vegetation, Deciduous Tree or Shrub, Desire Line, Evergreen Tree or Shrub, Groundcover Vegetation, Invasive Plants, Landscape(d), Landscaped End Island, Landscaped Intermediate

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Island, Landscaped Median Island, Large Deciduous Tree, Large Evergreen Tree, Medium Deciduous Tree, Medium Evergreen Tree, Small Deciduous Tree, Small Evergreen Tree, Non-Invasive Native/Adaptive Plant Material, Shade Tree, Street Tree, BUG, Footcandle, Full Cut-Off, Glare, Light Trespass, Nadir, Photometric Plan, Security Lighting, Access Drive, Drive Aisle, Parking Area, Parking Row, Parking Stall; amend Section 18; add new Section 18B.0 Landscape & Site Design Standards, Section 18C.0 Lighting Standards, Section 18D.0 Siting of Necessary Exterior Appurtenances and Section 18E.0 Blank Wall and Use of Fenestrations – Applicant: Town of Montville PZC (*Decision required within 65 days of the close of PH*)

There were no questions or comments by the Commissioners.

MOTION (SUMMERS/TERRY) to AMEND and APPROVE Application 26ZC2 to Amend Zoning Regulation to add new sections as follows: 1.3 New Definition: Architectural Façade Element, Blank Wall, Fenestrations, Architectural Vegetation, Deciduous Tree or Shrub, Desire Line, Evergreen Tree or Shrub, Groundcover Vegetation, Invasive Plants, Landscape(d), Landscaped End Island, Landscaped Intermediate Island, Landscaped Median Island, Large Deciduous Tree, Large Evergreen Tree, Medium Deciduous Tree, Medium Evergreen Tree, Small Deciduous Tree, Small Evergreen Tree, Non-Invasive Native/Adaptive Plant Material, Shade Tree, Street Tree, BUG, Footcandle, Full Cut-Off, Glare, Light Trespass, Nadir, Photometric Plan, Security Lighting, Access Drive, Drive Aisle, Parking Area, Parking Row, Parking Stall; amend Section 18; add new Section 18B.0 Landscape & Site Design Standards, Section 18C.0 Lighting Standards, Section 18D.0 Siting of Necessary Exterior Appurtenances and Section 18E.0 Blank Wall and Use of Fenestrations with the following amendments: Editorial correction Section 18C.1 and striking the word Commercial from Section 18.5. The effective date of this amendment is April 27, 2026. The proposal is consistent with the Plan of Conservation and Development and the Comprehensive Plan. Roll call vote (6-0-0). Motion APPROVED AS AMENDED

5. Working Session for Town Comprehensive Plan Update

a. Dept. of Housing Technical Assistance Grant

D. Goderre advised the Commission that the scope of services are still being worked out. No information to provide at this time.

b. Amendments: July 1, 2026 HB 8002 Revisions

D. Goderre gave a brief overview of the Amendments which will be required by HB 8002. He provided the Commissioners with a summarization of the revisions and a brief outline of the anticipated schedule in order to keep with the July 1st deadline.

c. TIF Update

This item was put on hold for discussion at this meeting.

d. Review and discussion of the 2026-2027 proposed Budget and Capital Improvement Plan.

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A copy of the proposed 2026 – 2027 Budget was provided to Commissioners for their review and comment. There were no comments. D. Goderre advised that the Capital Improvement Plan has not been finalized yet but once it is, a copy will be presented to the Commission for review and discussion.

e. Commissioner Comments/Questions

No comments or questions.

6. Adjournment.

MOTION (SUMMERS/PIKE) to ADJOURN the meeting at 8:42 p.m.
All in favor.

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

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