

Town of Montville
Planning and Zoning Commission

**ZONING TEXT & MAP AMENDMENT
APPLICATION FORM**

Please submit original and 16 copies of this application and relevant plans.

FOR OFFICE USE ONLY

Application Number: 26 ZC 3	Submittal Date: 5/04/26
Date of Receipt: 5/26/26	Fee Paid: N/A

Application is for: **TEXT AMENDMENT** **MAP AMENDMENT**

Name of Applicant(S): **Montville Planning & Zoning Commission**

Mailing Address(es): **C/O Dennis Goderre, Director
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382**

Telephone Number(s): **(860) 848-6779**

Email Address(es): **dgoderre@montville-ct.org**

All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

AMENDMENT TO ZONING REGULATIONS. Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan and a statement regarding conformance to general purposes of the Zoning Regulations. **SEE PROPOSED ZONING REGULATIONS AMENDMENTS ATTACHED.**

AMENDMENT TO ZONING MAP. Proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement.

COMPLETE FOR ZONING MAP AMENDMENTS ONLY:

Property Address(es):

Assessor's Parcel ID(s): Map _____ Block _____ Lot _____

Present Zoning District: _____ Proposed Zoning District: _____

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):

COMPLETE FOR ZONING REGULATION OR MAP AMENDMENTS:

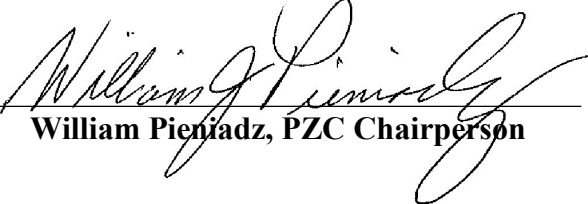
Reason for requesting Regulation or Map Amendment: (ATTACH SHEET IF NECESSARY):

The Montville Planning & Zoning Commission is requesting an amendment to multiple sections of the Town's Zoning Regulations as part of a comprehensive rewrite of the Regulations being done, in part, to comply with the terms of Public Act 25-1 of the state legislature, as that Act has been codified in various sections of the Connecticut General Statutes. Red-lined copies of the proposed amended Regulations showing all proposed changes are available in the Office of the Town Clerk and on the Town's website at <https://www.townofmontville.org>, and can be accessed at the following link: <https://www.townofmontville.org/form-repository/26-zc-3-pa-25-1-amendments/>

The proposed amendments include but are not limited to: New format and presentation; amending the definitions of various dwelling types to be consistent with Public Act 25-1; The addition of 4.16 Table A: Residential Uses by District to clearly describe permitted dwelling types by district; Distinguishing differences between commercial and industrial uses; Reorganization of sections for clarity, including grouping of definitions by commonality; The addition of definitions to describe dwelling types; Clarifying administrative procedures and adding provisions to allow streamlined permitting and summary reviews, including enhanced staff level reviews; Elimination of minimum dwelling sizes; Identifying additional items to be required as part of site plan submissions; Addressing inconsistencies and vague terms/phrases in the existing Regulations; The deletion of the Section 9A.1 Housing Opportunity Development Zone; The deletion of Workforce Housing as this use is addressed in the revisions related to Public Act 25-1; Cross referencing applicable sections by district; Clarifying the permitted uses in the RT 32 Overlay Zone and the application of bulk standards and density requirements; Deletion of expired reference to Cannabis Moratorium. Applicant: Town of Montville Planning and Zoning Commission.

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, any approvals may be modified, suspended, or revoked by the Commission or its agents.

Applicant Signature(s):  Date: 5/4/26
William Pieniadz, PZC Chairperson