

From: [Katherine Rose](#)
To: ["referral@seccog.org"](mailto:referral@seccog.org)
Cc: [Meredith Badalucca](#); [Dennis Goderre](#)
Subject: 26 ZC 3 – Text Amendment Associated with PA 25-1
Date: Wednesday, May 6, 2026 11:32:00 AM
Attachments: [26 ZC 3 HB 8002 - Referral Letter 05-06-26.pdf](#)
[26 ZC 3 Application dated 05-04-26.pdf](#)
[DRAFT Zoning Regs June 2026.pdf](#)

Good morning,

Pursuant to Connecticut General Statute, enclosed please find the proposed Zoning Regulation Text Amendments 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.

Regards,

Katherine Rose

Administrative Assistant
Land Use and Development Department
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382
860-848-6779

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