From: Katherine Rose
To: "fred.oliver@ct.gov"
Cc: Meredith Badalucca; Dennis Goderre
Subject: 26 ZC 3 – Text Amendment Associated with PA 25-1
Date: Wednesday, May 6, 2026 11:33:00 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
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Help us Revive & Renew Routes 163 & 32; See what's happening!