

Town of Montville

Office of Land Use and Development

310 Norwich-New London Turnpike, Uncasville, CT 06382

Telephone: (860) 848-6779

May 6, 2026

Bozrah Town Clerk
Bozrah Town Hall
1 River Road
Bozrah, CT 06334

East Lyme Town Clerk
East Lyme Town Hall
P.O. Box 519
Niantic, CT 06357

Ledyard Town Clerk
Ledyard Town Hall
741 Colonel Ledyard Highway
Ledyard, CT 06339

Norwich City Clerk
Norwich City Hall
100 Broadway, Room 215
Norwich, CT 06360

Preston Town Clerk
Preston Town Hall
389 Route 2
Preston, CT 06365

Salem Town Clerk
Salem Town Hall
270 Hartford Rd
Salem, CT 06420

Waterford Town Clerk
Waterford Town Hall
15 Rope Ferry Rd
Waterford, CT 06385

Amanda Kennedy, AICP, Executive Director
Southeastern Connecticut Council of Governments
5 Connecticut Ave
Norwich, CT 06360
referral@seccog.org

Fred Oliver, Environmental Analyst
Land and Water Resources Division
79 Elm Street
Hartford, CT 06106-5127
Fred.oliver@ct.gov

RE: 26 ZC 3 – Text Amendment Associated with PA 25-1

Dear Sir or Madam:

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/>**

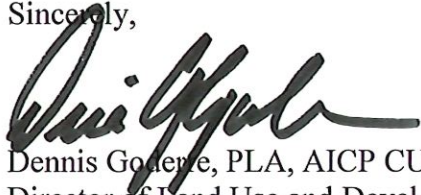
The proposed amendments include but are not limited to: New format and presentation; amending the definitions of various dwelling types to be consistent with Public Act 25-1; The addition of 4.16 Table A: Residential Uses by District to clearly describe permitted dwelling types by district; Distinguishing 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.

Please forward any comments regarding the application to the above address or by email at mbadalucca@montville-ct.org as soon as possible.

Please contact me with any questions at (860) 848-6779.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Gouette", written over the typed name.

Dennis Gouette, PLA, AICP CUD
Director of Land Use and Development