

TOWN OF MONTVILLE  
NOTICE OF PUBLIC HEARING

The Town of Montville Planning and Zoning Commission will hold a public hearing on June 23, 2026 at 6:00 PM at Council Chambers, Montville Town Hall, 310 Norwich-New London Tpke, Uncasville, CT concerning amendments it is proposing to make 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.

To be published in the New London Day on June 10, 2026 and June 17 2026.

Account #10610-53008 on Invoice