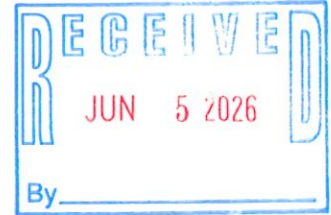


TOWN OF MONTVILLE
Office of the Mayor
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382



June 5, 2026

Re: 8-24 Referral for the Redevelopment and Future Sale of a portion of 911 Route 32

Dear Chairman Pieniadz,

In accordance with Section 8-24 of the Connecticut General Statutes, the Office of the Mayor and Finance Department hereby refer the proposed redevelopment and future sale of the town-owned property located at 911 Route 32 to the Planning and Zoning Commission for review and report to the Town Council.

The primary purpose of this referral is to facilitate the repositioning of this parcel to expand housing options within Montville. The Town's strong preference is to see the site developed for elderly housing to meet a growing need in our community. However, to ensure maximum flexibility and project viability, this referral does not preclude proposals that incorporate affordable housing, market-rate units, or a mixed-use development format. An RFP for developers has been issued and we are optimistic proposals will be received by the July 15th submission deadline. Furthermore, this referral includes the necessary coordination with the owners of 841 Route 32, aka Houghton Cove Manor. The possible redevelopment of this adjacent parcel is included as part of the aforementioned RFP as this parcel is important to achieving access to the 911 Route 32. This referral is inclusive of the necessary coordination, negotiation and creation of easements for said parcel to establish and preserve said access. This includes similar possible actions associated with 855 Route 32, aka Dollar General, as access over a portion of this parcel is necessary.

We thank the Commission members for their continued service, dedication, and thoughtful attention to the responsible growth and redevelopment of our town's corridors.

Leonard G. Bunnell, Sr.
Mayor

Julie Chapman
Finance Director