



June 8, 2026

Montville Planning and Zoning Commission
c/o Meredith Badaluca, CZEO
Assistant Planner
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382

Subject: 26 ZC 3 Amendments

Dear Commissioners:

Thank you for notifying the Connecticut Department of Energy and Environmental Protection (CTDEEP) Land and Water Resource Division (LWRD) of the proposed zoning regulation amendments noted above, received on May 6, 2026. Acting as the Commissioner's staff, our office has reviewed the proposed amendments for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA).

The most salient amendments from a coastal management perspective are those that bring the Town's zoning regulations into alignment the legislation introduced in Public Act 25-33 and those that strengthen the Town's stormwater control regulations.

More specifically, we support the following elements of the amendment package:

- changes to Section 15.1 decreasing the minimum disturbance trigger for submission of a soil erosion and sediment control plan from 1.0 acres to 0.5 acres and requiring applicants to comply with the current State guidelines for soil erosion and sediment control;
- amendments to Section 15.2 that require all applications for work in the FEMA-designated Special Flood Hazard area to be submitted to CT DEEP for review;
- the addition of Section 15.2.13, which requires referral of plans for activities proposed in FEMA-designated V, VE, A, AE flood zones or within the FEMA-designated Limit of Moderate Wave Action area to CT DEEP for review; and
- deletion of Section 15.3, which exempted single family home construction from the site plan review process.

These amendments are consistent with elements of Montville's current Plan of Conservation and Development that call for implementation of stormwater management programs and decreasing construction site runoff, and may also contribute to the larger goals of reducing hypoxia, pathogens and toxic contaminants and restoring and protecting the ecosystems and habitat of Long Island Sound. LWRD finds them consistent with the CCMA.

Please be advised that this consistency determination is based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning considerations which may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

We hope that the Commission finds our comments helpful. Please contact me at fred.oliver@ct.gov if you have questions about this or any other coastal matter.

Sincerely,

A handwritten signature in cursive script that reads "Fred Oliver".

Fred Oliver
Environmental Analyst
Land and Water Resources Division

FO/o