



**SOUTHEASTERN
CONNECTICUT
COUNCIL OF
GOVERNMENTS**

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Representing 22 towns, cities, and
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Connecticut.

May 8, 2026

Meredith Badalucca, CZEO
Assistant Planner
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

Dear Ms. Badalucca,

I am writing in response to a request for an intermunicipal referral for the Town of Montville. The application was received on May 6, 2026. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The proposed amendments seek to perform a comprehensive rewrite of the Town's Zoning Regulations to comply with the terms of Public Act 25-1. These changes include a new format and presentation, the reorganization of sections for clarity, and the addition of definitions to describe dwelling types consistent with state legislation. Specific updates involve the addition of Table 4.16 A: Residential Uses by District, the elimination of minimum dwelling sizes, and the streamlining of administrative procedures for permitting and summary reviews. Additionally, the amendments distinguish between commercial and industrial uses, clarify permitted uses in the RT 32 Overlay Zone, and delete outdated sections such as the Housing Opportunity Development Zone and the expired Cannabis Moratorium.

Based on a review of the material provided, I have determined that the proposed zoning regulation amendments are not likely to have a negative intermunicipal impact.

If you have any questions, please contact me at tlussier@secogct.gov.

Sincerely,
Taylor Lussier, CZEO
Planner I
SECOG
tlussier@secogct.gov