



# Town of Montville, Connecticut

## Department of Land Use & Development

Planning & Zoning  
Inland Wetlands & Watercourses  
Economic & Community Development



## **Staff Review: 8-24 Referral for Redevelopment & Future Sale of a Portion of 911 Route 32**

Prepared by: Dennis Goderre, PLA, AICP  
Director of Land Use and Development

Date: June 17, 2026; for June 23, 2026 Meeting

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### 1. Context

#### 1.1 Summary of Request

The Town recently issued an RFP to develop a portion of the town owned 911 Route 32, location of the Town's Police Department headquarters located in the northern portion of the property and which will remain. The general area for development is identified in Figure 1 below and the RFP is attached for context and which further explains site constraints and opportunities.

In addition, the Town is partnering with the owner of 841 Route 32 (former Houghton Manor parcel) to promote joint, planned development, creating necessary access from Route 32 to the Town land. Furthermore, the Town has engaged the owner of 855 Route 32 (Dollar General) to secure access easements over said land and an additional land strip extending from said parcel to Houghton Cove (noted in red upon Figure 1).

The commission is being asked to issue a report associated with the sale of a portion of 911 Route 32 to support the development of housing. As noted in the RFP the preferred option is to provide housing for the elderly. However, multifamily housing in any form, including mixed use, may be considered. An affordable housing component is preferred.

The limits of the sale of a portion of 911 Route 32 will be limited to the portion of the land necessary to support development, likely as shown in the concept plan provided in the RFP. A subdivision of land would be required and the Police Department would remain upon an independent lot. Access easements for drives, stormwater and utilities will be required over 841 and 855 Route 32. Zoning amendments will likely be necessary to support development upon both 841 and 911 Route 32 to address bulk standards and lot size.

The Town has contacted the Mohegan Tribe regarding archeological surveys, whom will likely conduct the necessary surveys to ascertain the presence of resources, and take necessary mitigating measures, if warranted.



Figure 1: Development Area

## 2. Draft Motions

### 2.1 Approval

The following Motion is suggested for an approval:

I make a motion to forward a report of approval to the Town Council in accordance with CGS 8-24 for the future sale of a portion of 911 Route 32 associated with the request by Mayor Leonard Bunnell and Finance Director, Julie Chapman. The Commission finds that offering the land for housing options is consistent with the 2022 Plan of Conservation and Development. This includes the preservation of the existing recreation trail upon the site, and if necessary, modification to said trail. Furthermore, consideration shall be given to understanding archeological resources and if present, taking the necessary steps to conserve resources that may exist.

## **2.2 Disapproval**

The following Motion is suggested for disapproval:

I make a motion to forward a report of disapproval to the Town Council in accordance with CGS 8-24 for the future sale of a portion of 911 Route 32 associated with the request by Mayor Leonard Bunnell and Finance Director, Julie Chapman. The Commission finds the request to not be consistent with the 2022 Plan of Conservation and Development.

Issued: May 6, 2026

# Town of Montville, CT

## Waterfront Development Opportunity Request for Proposals (RFP) Residential & Mixed-Use Development 911 Route 32 (Town Parcel) & 841 Route 32 (Private Parcel)

**RFP # 2026-09**

**Issued: May 6, 2026**

**Proposal Due Date: July 15, 2026**



**Issued: May 6, 2026**

**Project Sites:** 911 Route 32 (Town Parcel) & 841 Route 32 (Private Parcel)

**Issued By:** Town of Montville, CT

**Release Date:** May 5, 2026

## 1. Administrative Timeline & Contact

- **Site Visits:** Available upon request.
- **Question Deadline:** July 1, 2026; Periodic addenda will be issued based upon the frequency and nature of questions received.
- **Submission Date:** July 15, 2026, at 10AM at which time bids for the Town owned land (911 Route 32) will be opened publicly in Room 102. Submit eight (8) bound copies of the proposal with a PDF on USB Drive to:

**Julie Chapman**

Director of Finance  
310 Norwich-New London turnpike  
Uncasville, CT 06382

RFP and Addenda will be provided here:

<https://www.townofmontville.org/form-repository/bids-and-proposals/>

- **Address Questions via email to:**

**Dennis Goderre**, Director of Land Use & Development; [dgoderre@montville-ct.org](mailto:dgoderre@montville-ct.org)

- **Anticipated Schedule:**

Shortlist: Early August

Interviews or negotiations: Late August/Early September.

## 2. Executive Summary & Market Context

Situated on more than 45 beautiful square miles along the Thames River, the Town of Montville, Connecticut, is full of possibilities. Close to major cities, highways, and world-class resort casinos, Montville residents enjoy an ideal location with all the benefits of a small community, including an excellent education system. And with global connections, a skilled workforce, and plenty of room to develop, our local businesses thrive. The sites are served by public water and sewer.

The Town of Montville is at the epicenter of a regional housing surge. With Electric Boat (EB) maintaining a historic hiring pace and the regional economy expanding as a result, the demand for diverse housing has reached a critical level. Furthermore, our community, like most in the state, is aging. Modern, affordable, and comfortable housing is needed for Montville's seniors.

The recent BJH Market Analysis identifies a need for over 500+ new housing units in the near term to meet projected growth. In response, the Town, in coordination with the owner of 841 Route 32, seeks a Developer or Team of Developers to create a cohesive residential community. The primary objective is to maximize 55+ age-restricted housing opportunities with an affordable component on the Town-owned 911 Route 32 site, while integrating market-rate housing or commercial uses or a mixture of uses on the adjacent 841 Route 32 site. The town is flexible on the sale price of the land in consideration for the development, meeting its objective of maximizing quality, affordable age-restricted housing.

Proposals for one or both parcels will be considered. However, it is preferred that both parcels be utilized to ensure access to the Town site. Site access to 911 Route 32 is only possible through 841 Route 32 parcel, as primary access is not possible through the Police Department property.

### **3. Special Site Provisions & Constraints**

- **Concept.** A Concept Plan is attached depicting development potential. Elderly housing is preferred on the town (911 Route 32) site. Alternatives will be considered. A schematic land swap is depicted with the adjacent 855 Route 32 which is also necessary for access to 911 Route 32.
- **Northern Boundary Restrictions:** Development is restricted at the north end of the project area by the existing ‘private’ cemetery and the Police Impound Lot. Proposals must respect these boundaries as shown on the provided survey and Concept Plan. Access to RT 32 must be from 841 Route 32.
- **Access Consolidation:** The Town is currently working with the owner of 855 Route 32 (Dollar General) for access consolidation. This includes a proposed route over the back-flag portion of the parcel to serve the Town land and is represented on the Concept Plan. A narrow strip of land is also owned in fee by the owner of 855 Route 32.
- **Security & Access:** Access to the Town parcel via the Police Department entrance is prohibited. Emergency access from Police Department may be possible.
- **Environmental/Due Diligence:**
  - **Archaeology:** An archaeological survey was completed for 911 RT 32 when the PD was built and for the PD developed area only; the Town is currently conducting an expanded survey and anticipates no adverse findings.
  - **Phase I ESA:** No Phase I Environmental Site Assessment (ESA) has been completed for either parcel. The developer will be responsible for all necessary environmental due diligence.
  - **Prior surveys** have been completed for 911 Route 32 only. It is anticipated the developer will be required to complete an updated survey, limited topography in area of development and full Boundary Survey
  - **Limited wetland flagging** and ‘field sketch’ wetland limits are provided on the attached maps.
- **Zoning Support:** The Town will work collaboratively with the selected developer/team on any/all required zoning changes. The Sites are within the Route 32 Overlay Zone, offering flexibility in housing type. A master plan approval process using the overlay zone mechanism is currently under consideration by the Planning and Zoning

**Issued: May 6, 2026**

Commission to allow greater flexibility and high residential density to facilitate economic feasibility.

- Trail Integration: Public trail access and parking preferred to be integrated into the site plan.
- Uses: Proposals should include residential, age-restricted, affordable, or a mixture thereof. Mixed-use proposals incorporating housing with commercial space will also be considered.

#### **4. Submission Requirements**

- General Concept Plan of Proposed Development: Site plan (reflecting cemetery/impound lot setbacks), typical floor plans, perspective renderings, and elevations. Plans do not need to meet current zoning as the Town will work with the selected developer to amend the regulations if needed.
- Statement of Qualifications
- References
- Statement of Intent: Succinctly outline your development process, commitment to the Town, and understanding of the importance of advancing this project quickly.
- Narrative. Provide a narrative description of the project containing a description of the program, amenities, commitment, and pertinent information.
- Team Identification: List of all team members (Lead Developer, partner firms, architects, engineers, landscape architect, and other members of the design team).
- Relevant Project Experience: Summary of past and current projects of similar scale, type, and complexity.
- Project Schedule: Detailed timeline including Due Diligence (ESA/Archaeology), Design, Permitting, and Construction. Phase 1 must include substantial elderly housing.
- Funding & Subsidies: Identify all sources; list if funded solely by state/federal sources; identify methods to subsidize housing if necessary.
- Development Timeline: Outline phasing and timing of the project, including pre-development, planning & design, entitlements & financing, construction mobilization & buildout by phase, the number of units/SF per phase.
- Statement of Financial Capacity/Access to Capital: Statement regarding financial stability and access to capital needed for the proposed development.
- Offer Price (Sealed): Two separate sealed envelopes labeled "911 Route 32" and "841 Route 32". If offer prices are contingent upon the number of units, funding for subsidies or other related matters, it should be noted clearly.

Following the review of the above material, interested parties may be asked to submit additional information and present their respective proposal. Additional information that may be requested at that time include:

- Financial Statements: From the past three years.
- Financial References: Correspondence attesting to funding alliances, credit, and ability to obtain funding.
- Financial Model: Proforma outlining soft costs, capital costs, financing costs, revenue, and timeline.

**Issued: May 6, 2026**

- Statement regarding any current litigation against the developers: Litigation history. Provide a summary of litigation involving all members of the development team in the last seven (7) years.

## **5. Evaluation Criteria**

The following will be used as a guide only to determine a shortlist for interviews:

1. Developer & Design Team Qualifications (20%)
2. Understanding, Design Concepts & Amenities (20%): Understanding of intent/need, Quality of amenities and compatibility with land, views, and adjacent restricted uses.
3. Price Offer & Structure (20%): Consideration of purchase structure.
4. Thoroughness & Comprehensiveness (20%): Thoroughness and accuracy in responding to this solicitation.
5. Funding Viability (20%): Demonstrated ability to secure funding in the near term.

NOTE: The Town and owner of 841 Route 32 reserves the right to reject any and all proposals.

# HAUGHTON COVE MANOR

841 & 911 ROUTE 32 UNCASVILLE, CT

## POSSIBLE DEVELOPMENT PROGRAM ELDERLY HOUSING (3 STORY BUILDINGS)

BUILDING 1: 911 ROUTE 32  
25,000 SF FLOOR PLATE  
3 FLRS: 85 UNITS

BUILDING 2: 841 ROUTE 32  
40,000 SF FLOOR PLATE  
3 FLRS: 130 UNITS

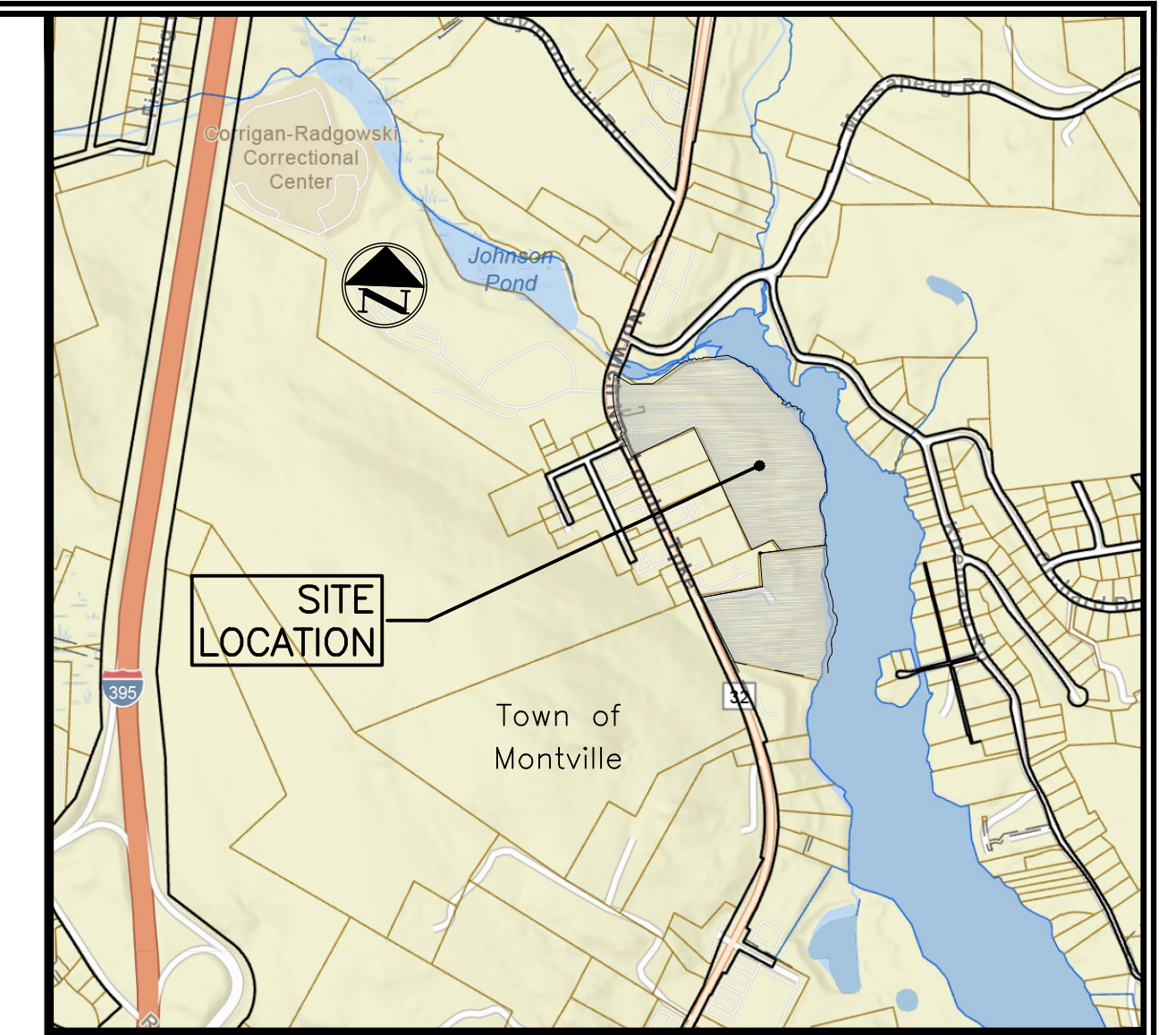
TOTAL UNITS: 215 UNITS

PARKING: 275 SPACES



## CONCEPT PLAN

MAY 5, 2026



**LOCATION MAP**  
SCALE: 1"=±1,000'

**LEGEND**

---	PROPERTY LINE
---	EASEMENT
---	DRAINAGE
---	RETAINING WALL
---	TRAIL
---	SWALE
---	STONEWALL
---	INLAND WETLANDS
---	BRIDGE



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		No.	DATE	REVISION											
<p>TOWN OF MONTVILLE</p> <p><b>PROPERTIES LOCATED AT 841 &amp; 911 NORWICH - NEW LONDON TPKE</b></p> <p>APPROXIMATE EXISTING CONDITIONS</p>		<p>Project No. CLA-8767T</p> <p>Proj. Engineer K.J.H.</p> <p>Date: 4/22/2026</p> <p>Sheet No. <b>1</b></p>													