



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Goderre Opening Remarks

June 23, 2026

Good evening, members of the Commission.

My name is Dennis Goderre, and I am the Director of Land Use and Development for the Town of Montville. I am pleased to present to you proposed revisions to the Town of Montville's Zoning Regulations. This represents a third amendment this year—each sequentially intended to modernize our regulatory framework to respond to evolving community needs, market conditions, and changes in land use law.

First and foremost, all such revisions, including those before you tonight, are not intended to complicate or protract an application process. Montville enjoys a permissive zoning approach, meaning, most applications are permitted uses and subject to a more predictable land use review process. This is contrary to some communities whom often require an onerous or lengthy evaluation. Staff intends to maintain the current regulatory environment in order to balance economic growth with the protection of the community's health, safety and welfare.

Clear, organized and thoughtful regulations are paramount in ensuring we can accomplish this goal.

Tonight is step one.

To provide context for this evening's proposal, it is helpful to look at the work we have completed thus far in 2026:

- In January, you approved an Adaptive Reuse regulation, creating much-needed flexibility for the revitalization of vacant or underutilized land and buildings.
- In March, you approved Performance Standards, which updated our design and bulk requirements. These changes were critical to ensuring better compatibility between land uses, enhancing community appearance, and codifying standards for landscaping, lighting, and site appurtenances.

Tonight, I am presenting a more comprehensive proposal. This effort was driven by three primary objectives:

1. Administrative Maintenance: Staff has tracked several regulatory inconsistencies over the past few years that require correction.
2. User Experience: We are moving toward a more professional, organized, and clearly formatted document that is accessible to residents, developers, and staff.
3. Legislative Compliance: We are proactively addressing the opportunities and mandates outlined in PA 25-1 (HB 8002).

Beyond these immediate updates, this proposal aligns with the larger initiatives currently guiding Montville's future. These initiatives aim to establish a clear vision for the Town: creating a cohesive, vibrant destination—a place that is desirable to live, work, and play, and one that is inclusive of all residents, regardless of age or income.

For instance, the town recently completed the *Revive and Renew: Routes 163 and 32* study. This process was a refreshing experience, characterized by a level of robust public outreach likely unprecedented in Montville. The results overwhelmingly demonstrate both a market need and a public desire to create policy that fosters town centers and nodes that are pleasant and people-focused. Supporting market studies and outreach conclusions have been provided for the record to support this position.

Furthermore, we have secured a \$125,000 grant to develop a Housing Plan, as mandated by HB 8002. This plan will evaluate housing opportunities and growth areas while further engaging the public and town leadership. Ultimately, staff anticipates this work, along with the recent *Revive and Renew* findings, will be incorporated into a new Plan of Conservation and Development (POCD), which will serve as our guiding document for the next decade. Commencing July 2026 through January 2028, a new POCD will be developed and zoning will continue to be evaluated and amended, building directly upon the foundations we are presenting tonight.

To understand why these updates are essential, it is necessary to consider our land use policy history. Montville did not establish zoning until 1970. By then, the majority of our land was becoming developed and

subdivided. While most peer communities had established development controls and comprehensive plans decades earlier, Montville was playing catch-up. This legacy has left us with two persistent challenges:

1. A prevalence of undersized or irregularly shaped lots; and
2. Land uses that occasionally appear random in their placement.

It is common for communities in Connecticut and nationwide to adapt their zoning to reflect economic shifts, new planning philosophies, and political will. However, while our code has evolved since 1970, it has seen very little substantive modernization since December 6, 1996 -30 years.

Tonight, is a significant step in starting to change that trajectory and fostering the creation of a vibrant, robust destination.

Respectfully,



Dennis Goderre