

MONTVILLE PLANNING & ZONING COMMISSION
NOTICE OF DECISION

The Montville PZC, at its regular meeting on 6/23/26, took the following actions: APPROVED 26 ZC 3 - Text Amendments HB 8002 to multiple sections of the Town's Zoning Regulations as part of a comprehensive rewrite of the Regulations being done, in part, to comply with the terms of Public Act 25-1 of the state legislature, as that Act has been codified in various sections of the Connecticut General Statutes. The proposed amendments include but are not limited to: New format and presentation; amending the definitions of various dwelling types to be consistent with Public Act 25-1; The addition of 4B.16 Table A: Residential Uses by District to clearly describe permitted dwelling types by district; Distinguishing differences between commercial and industrial uses; Reorganization of sections for clarity, including grouping of definitions by commonality; The addition of definitions to describe dwelling types; Clarifying administrative procedures and adding provisions to allow streamlined permitting and summary reviews, including enhanced staff level reviews; Elimination of minimum dwelling sizes; Identifying additional items to be required as part of site plan submissions; Addressing inconsistencies and vague terms/phrases in the existing Regulations; The deletion of the Section 9A.1 Housing Opportunity Development Zone; The deletion of Workforce Housing as this use is addressed in the revisions related to Public Act 25-1; Cross referencing applicable sections by district; Clarifying the permitted uses in the RT 32 Overlay Zone and the application of bulk standards and density requirements; Deletion of expired reference to Cannabis Moratorium. And modify: a) 4B.16 Table A: Residential Uses by District Note 1 to include the statement "Density for a Dwelling Type shall be the density permitted in the underlying zone." b) Note 4 shall read "Total set-aside units are rounded up to the nearest whole unit. All set-asides shall be deed restricted units as required per 8-30g unless project financing requires otherwise. However, this section 4B.16 set aside shall be the minimum required regardless of financing terms." c) exclude new proposal 50' rear yard setback in industrial zones, d) maintaining earth processing and concrete manufacturing as permitted uses in industrial zones EFFECTIVE 7/14/26, Applicant: Town of Montville Planning and Zoning Commission; 47 Sharp Hill Rd (023-063-000) 23 lot Resubdivision – Owner - R&N Holding Company, LLC Request for 90 day extension to 9/2/26 to submit Mylar Plans – GRANTED; C.G.S. § 8-24 Review for a USDA Grant Application - Planning Study (Meadows Apartments), FORWARD A REPORT OF APPROVAL TO TOWN COUNCIL; C.G.S. § 8-24 Review for the Redevelopment and Future Sale of a Portion of 911 Route 32, FORWARD A REPORT OF APPROVAL TO TOWN COUNCIL, William Pieniadz, Chairman

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