



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



VIA EMAIL: tmay@montville-ct.org

June 24, 2026

Tim May, Chairman
Montville Town Council
310 Norwich-New London Turnpike
Uncasville, CT 06382

RE: C.G.S. § 8-24 Review for a USDA Grant Application - Planning Study (Meadows Apartments)

Dear Chairman May:

The Planning and Zoning Commission, at its June 23, 2026 regular meeting, voted unanimously to forward a **FAVORABLE REPORT** to the Town Council for the submission of the US Department of Agriculture, Water and Waste Disposal Predevelopment Planning Grant associated with the request by Mayor Leonard Bunnell and Finance Director, Julie Chapman. The Commission finds that studying the feasibility of connecting the Site's sanitary services to the existing Town system to mitigate the on-site sanitary issues as being consistent with the 2022 Plan of Conservation and Development by protecting watersheds and ensuring housing options. This motion includes the recommendation that the grant application also evaluates the WPCF facility's capacity/expansion potential to 1. ensure no negative impacts to future capacity is created by this possible connection and 2. to understand overall WPCF capacity to support future town development. The study must include necessary onsite investigations, such as soil testing, calculations and surveys to ensure no on-site solutions are possible. with the following comment:

- a. Town Council should take note that this decision is specific to the unique circumstance of this particular Site, due to its failing on-site system, and the Commission's decision is not a precedent to indicate support for taking a similar approach to mitigating other private development, existing or proposed, for the benefit of said private development.

Please see that attached staff report dated June 23, 2026 for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dennis Goderre".

Dennis Goderre
Director of Land Use and Development

cc: William Pieniadz, PZC Chair
Julie Chapman, Finance Director
Leonard Bunnell, Mayor