

Montville Planning & Zoning Commission
REGULAR MEETING
June 23, 2026 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

MINUTES

1. **Call to Order.** Chairman Pieniadz called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call and seating of Alternates. Present:** Chairman William Pieniadz, Vice Chair Wills Pike, Secretary John Desjardins, Commissioners Lisa Terry, Josh Kobyluck and Sara Lundy. **Absent:** Joseph Summers, Chuck Longton, Mickey Gillette and Alternate Mark Meyers. **Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford and Administrative Assistant Katherine Rose.

Chairman Pieniadz stated that all members would be seated and voting.

4. **Additions or Changes to the Agenda.** None.
5. **Minutes:**
 - a. Approval of the April 28, 2026 Regular Meeting Minutes

MOTION (LUNDY/ DESJARDINS) to APPROVE the minutes of the April 28, 2026 Regular Meeting. All in favor. Motion APPROVED.

6. **Public Hearing:**
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. Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 5/4/26, Date of Receipt 5/26/26, DRD N/A, PH Set for 6/23/26)*

MOTION (TERY/WILLS) to OPEN the Public Hearing at 6:06 p.m. All in favor. Motion APPROVED.

Director Dennis Goderre read his opening remarks into the record and showed a PowerPoint presentation to commission members that detailed the proposed amendments to the Zoning Regulations.

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MOTION (TERRY/WILLS) to CLOSE the Public Hearing at 7:07p.m. All in favor.
Motion APPROVED.

- a. **Discussion & Decision 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. Applicant: Town of Montville Planning and Zoning Commission. *(Decision required within 65 days of the close of PH)*

Josh Kobyluck asked the reason for the proposed amendment that would require a special permit for earth processing and concrete manufacturing uses in light industrial zones. Director Dennis Goderre explained that after discussions at staff level it was determined that a special permit would be beneficial as it allowed the commission a greater level of control to imposed conditions and discretion as those types of uses typically involved neighborhood nuisance concerns such as noise, dust and other environmental impacts.

Chairman William Pieniadz expressed that he would like additional time to review the proposed amendment regarding a 50' rear yard setback in industrial zones to see how that may affect abutting zones and setbacks, as well as the proposed amendment for the special permit for earth processing and concrete manufacturing uses.

MOTION (WILLS/LISA) to APPROVE application 26 ZC 3 - Text Amendments HB 8002 to multiple sections of the Town's Zoning Regulations proposed 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

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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 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.” And 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”; with exceptions to the 50’ rear yard setback in industrial zones and maintaining earth processing and concrete manufacturing as permitted uses in industrial zones. Effective July 14, 2026. Roll call vote (6-0). Motion APPROVED.

7. Old Business:

- a. **26 SITE 2 – 888 Route 32 (083-005-000) – Free-Standing Parking Lot** – Applicant: Joe Pennell, Owner: Depot Road Property LLC (*Submitted 3/19/26, Date of Receipt 3/24/26, DRD 5/28/26, 65 Day Extension Requested DRD 8/1/26*)

Assistant Planner Meredith Badalucca advised that revised plans were received June 16, 2026 and that staff had additional comments which were provided to the applicant and land surveyor.

MOTION (DESJARDINS /LUNDY) to CONTINUE to July 18, 2026. All in favor. Motion APPROVED.

- b. **25 SUB 7 & 25 SP 1 – 47 Sharp Hill Road (023-063-000) – 23 Lot Re-subdivision** – Owner - R&N Holding Company, LLC (*Approved with conditions on 11/18/25*) REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS TO SEPTEMBER 2, 2026.

MOTION (LUNDY/TERRY) to APPROVE a request for a 90-day extension of time to file mylar plans to September 2, 2026. All in favor. Motion APPROVED.

8. New Business:

- a. **C.G.S. § 8-24 Review for a USDA Grant Application - Planning Study (Meadows Apartments)** (*Decision Required within 35 Days of Receipt by PZC*)

Director Dennis Goderre gave an overview of the proposal presented to Staff from the Mayor and the Finance Director. Director Goderre explained the planning study would investigate the failing on-site septic system at the Meadows Apartments located at 90-91 Leffingwell Road and the feasibility of providing a sewer extension. Director Dennis Goderre noted that he spoke to the USDA regarding if the proposed study would be a viable option for their funding, who advised that the Town of Montville would need to serve as the grant applicant and administrator. Director Dennis Goderre added that he raised the question that while the property itself was a private development, if there was an opportunity for the Town to investigate the potential of other town sewer connections in the area, which included some light industrial zoned properties. Director Dennis Goderre stated that to his knowledge no in-

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depth studies had been conducted to determine if an on-site solution was possible for the failing septic system. Director Dennis Goderre explained that the grant required a 25% funding match which, if approved, would be provided by the property owner. Director Dennis Goderre noted the maximum potential study amount would be approximately \$87,000.

Engineer Bob DeLuca of CLA Engineers presented a six-year old plan for a forced main connection on the site on behalf of the property owner. Bob DeLuca explained that the property consisted of 18 buildings that housed 114 units which were built in 1967.

Stephen St. Germain, the property owner, shared he purchased the property in 2013 and that the septic system had not yet failed but he was seeking to avoid that. Stephen St. Germain stated they currently pump all 36 systems on site every 9 months which they would continue to maintain until a more viable option was determined. Stephen St. Germain explained that each half of each building had its own system, all of which were currently functional. Stephen St. Germain gave a brief history of the septic on the property. Director Dennis Goderre asked if there was a location on site to build a new septic system. Stephen St. Germain responded that there was no reserve area on the property. Stephen St. Germain explained how the original design of the system and property did not include planning for future development.

Commissioner Lisa Terry asked if the study would include the financial impact to the Town of Montville, to which Bob DeLuca responded it would. Director Dennis Goderre explained that if the study and project moved forward the goal would be to cover all costs through a planning grant. Director Dennis Goderre continued that if the study determined the need could not be met on-site it would then study the forced main connection.

WPCA Administrator Ron McDaniel stated that the connection from the site to sewer would be a benefit to the public and that WPCA could handle the capacity. Commissioner Sara Lundy noted that she would like the scope of the study to include examining the system-wide capacity of the WPCA.

Chairman William Pieniadz noted that historically when sewers were constructed the property that received that benefit paid an assessment fee and asked if the property owner was willing to enter into a repayment program if he were to receive a similar benefit. A discussion ensued in which Stephen St. Germain conveyed he was willing to participate financially in the project.

WPCA Administrator Ron McDaniel added that if a septic system failure were to occur at the property it could affect the nearby water body so he felt it was beneficial for the Town of Montville to apply for the grant. Commissioner Wills Pike and Chairman William Pieniadz also expressed that they would like the grant to cover a wider capacity of properties. Director Dennis Goderre explained that he addressed four scope items with the USDA to determine if they could be covered by the potential \$87,000 grant which were the on-site feasibility to address the failing septic system; initial plans for a forced main connection; implications on the WPCA; and holistically from a growth potential of the WPCA, which he felt was the best benefit to the Town of Montville. Mayor Leonard Bunnell stated the study would benefit all of the residents in the Meadows Apartment units in addition to the Town of Montville in regards to planning.

MOTION (TERRY/PIKE) to APPROVE and forward a report of approval to the Town Council in accordance with CGS 8-24 for the submission of the US Department of

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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.

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. Roll call vote (6-0). Motion APPROVED.

Chairman William Pieniadz called for a brief recess at 8:11PM. The meeting reconvened at 8:17PM.

b. C.G.S. § 8-24 Review for the Redevelopment and Future Sale of a Portion of 911 Route 32 (*Decision Required within 35 Days of Receipt by PZC*)

Director Dennis Goderre gave an overview of the proposal presented to Staff from the Mayor and the Finance Director. Director Dennis Goderre explained that there was currently a published RFP due July 15, 2026 for proposals to develop the property as residential and mixed-use, but staff would ideally like an elderly housing development. Director Dennis Goderre noted that access to the property would be necessary through the former Haughton Manor site, the owners of which the Town of Montville had a loose joint venture agreement with. Director Dennis Goderre noted he had also spoken with the owners of the Dollar General as access would also be necessary through the back portion of their site.

Commissioner Sara Lundy asked if there were any other known constraints on the property in regards to development aside from the access items mentioned. Director Dennis Goderre responded that the Montville Police Department impound lot was adjacent to the property and there was a cemetery as well.

MOTION (TERRY/WILLS) to APPROVE and 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. Roll call vote (6-0). Motion APPROVED.

c. 26 SITE 6 – 2020 Route 32 (099-045-00A) – Recycling Station to be Installed within Existing Parking Lot Limits – Applicant: Count & Crush LLC, DBA CLYNK, Owner:

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Montville Station LLC (*Submitted 6/12/26, Dated of Receipt 6/23/26, DRD 8/27/26*)

Assistant Planner Meredith Badalucca advised the Commission that Staff has not had time to conduct a review and comments have not been received back from referrals to Town Staff.

MOTION (LUNDY/ DESJARDINS) to CONTINUE to the next regularly scheduled meeting of July 28, 2026. All in favor. Motion APPROVED.

- d. **26 SITE 7 – 18 Powerhouse Road (070-034-000)** Modifications of Previously Approved PZC Application: 25 SITE 2 – Applicant: Fedus Engineering, Owner: JNE Holdings LLC (*Submitted 6/16/26, Date of Receipt 6/23/26, DRD 8/27/26*)

Assistant Planner Meredith Badalucca advised the Commission that Staff has not had time to conduct a review and comments have not been received back from referrals to Town Staff.

MOTION (WILLS/ DESJARDINS) to CONTINUE to the next regularly scheduled meeting of July 28, 2026. All in favor. Motion APPROVED.

9. **Zoning Matters:** ZEO Report was read into the record by Zoning and Wetlands Officer Stacy Radford.

10. **Land Use Director Report:**

- a. Revive and Renew Routes 163 & 32
 - i. Commissioner Feedback: Council Presentation
 - ii. Final Report Due July 1
- b. POCD Update Re: Revive & Renew Addition
- c. Comprehensive Plan Update: Schedule

Director Dennis Goderre reported that all representatives had been appointed to the POCD/Housing Committee and that the meetings would be held at 6:00pm on September 2, 2026; December 9, 2026; March 10, 2027; and June 9, 2027.
- d. Site Plans: Imposing Modifications v. Conditions (See Memo)

Director Dennis Goderre read his Memorandum regarding ‘Explanation of The Commission’s Responsibilities During the Review of Site Plan Applications Imposing Modifications v. Conditions’ dated June 17, 2026 into the record.
- e. TIF Update

Director Dennis Goderre reported that the proposed TIF Updates would be forwarded to the Town Council for their July 13, 2026 meeting.
- f. CIF Grant Round 9 Submission on June 5.

Director Dennis Goderre noted that the scope of work for the grant would be the implementation of improvements to Town Hall as part of the Revive & Renew initiative.
- g. Motion to Support submission for the DECD Greyfield Opportunity Grant: 350 Route 32 Conditions Evaluation Study; Due August 5, 2026, noting consistency with POCD.

MOTION (WILLS/ DESJARDINS) to SUPPORT submission for the DECD Greyfield Opportunity Grant: 350 Route 32 Conditions Evaluation Study; Due August 5, 2026,

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noting consistency with POCD. All in favor. Motion APPROVED.

- h. Community Building Workshop conducted by the Nature Conservancy mid-September

11. Fee Schedule Review; Addition of Site Plan Modification

Assistant Planner Meredith Badalucca explained that she suggested the addition of a Site Plan Modification Fee to the TARP fees for situations where the minor modification of a site plan could be given administrative approval. Discussion ensued and commission members were in agreement of the change.

12. Correspondence:

- a. **Town of Preston CGS Referral** dated May 8, 2026 and received May 11, 2026 regarding Zoning Text Amendment #2026-03: To amend Section 16 regarding Electric Vehicle Charging Stations.
- b. **Town of Preston CSG Referral** dated May 12, 2026 and received May 15, 2026 regarding Zoning Text Amendments #2026-04 OPTION 1 and #2026-04 OPTION 2: To amend Section 16.6.2 regarding Criteria for the Size of an Accessory Apartment.

Town of Preston CSG Referral dated June 4, 2026 and received June 12, 2026 regarding Zoning Regulations Amendments

Assistant Planner Meredith Badalucca advised the Commission that all of the above communication from the Town of Preston were reviewed by Staff and the updates will not impact on the Town of Montville.

- c. **CT Siting Council** – PETITION NO. 1703 – Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for modifications to an existing telecommunications facility and installation of associated telecommunications equipment located at 401 Chapel Hill Road in Montville, Connecticut. Final Decision.

Assistant Planner Meredith Badalucca advised the Commission that the above communication was received by Staff, no action was necessary.

14. Executive Session: None

15. Adjournment.

MOTION (TERRY/WILLS) to ADJOURN the meeting at 9:00 p.m. All in favor. Motion APPROVED.

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