

Department of Land Use &
Development



Golden Road

Mohegan
Elementary
School

PTA Lane

Public Hearing: PTA Lane Discontinuance

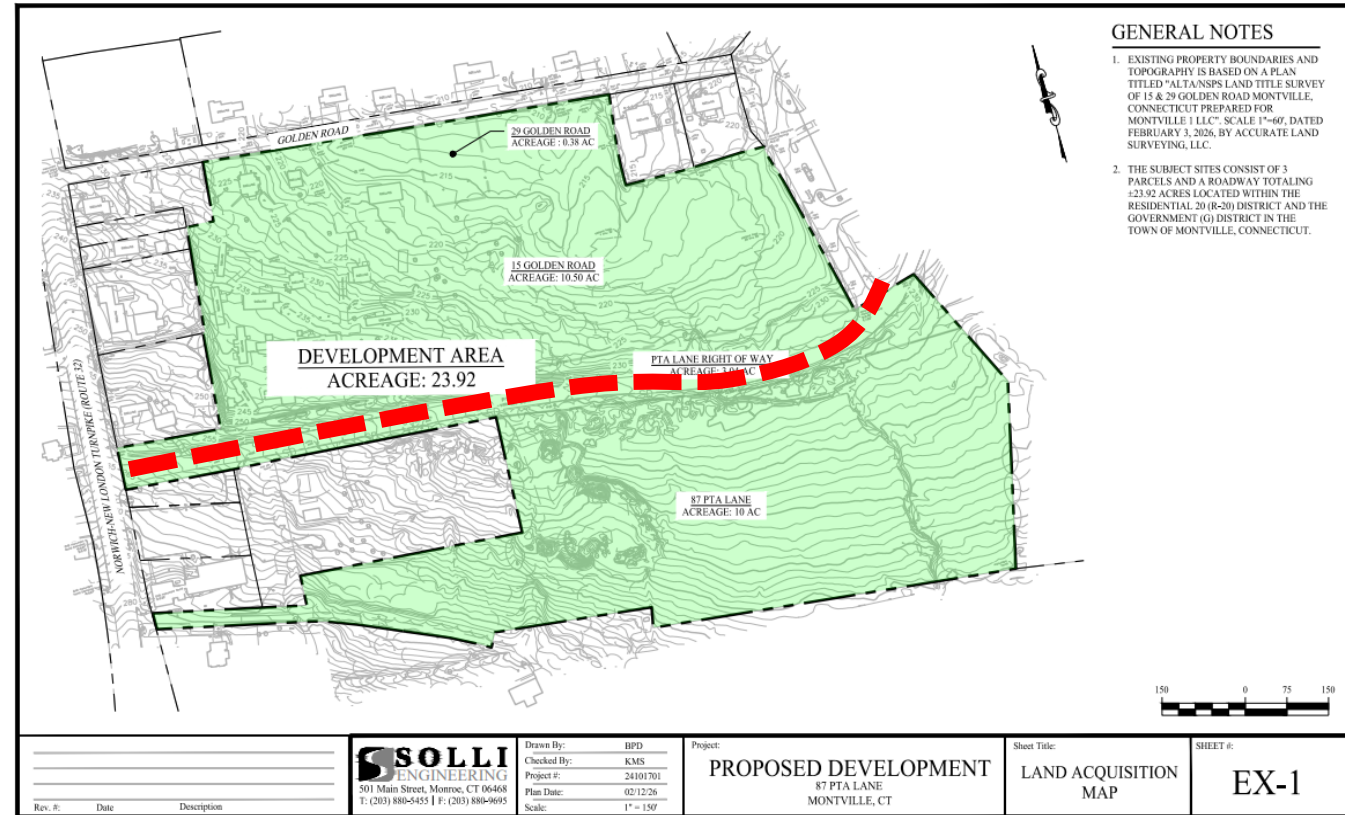
July 20, 2026

Route 32

Route 32

Introduction & Process

- 8-24 Review (initiated Feb. 2026)
- After discontinuance Town maintains ownership
- Access over the Town land remains
- Future land transfer is subject to another Public Hearing
- Town Council action following hearing



What is an 8-24 Referral?



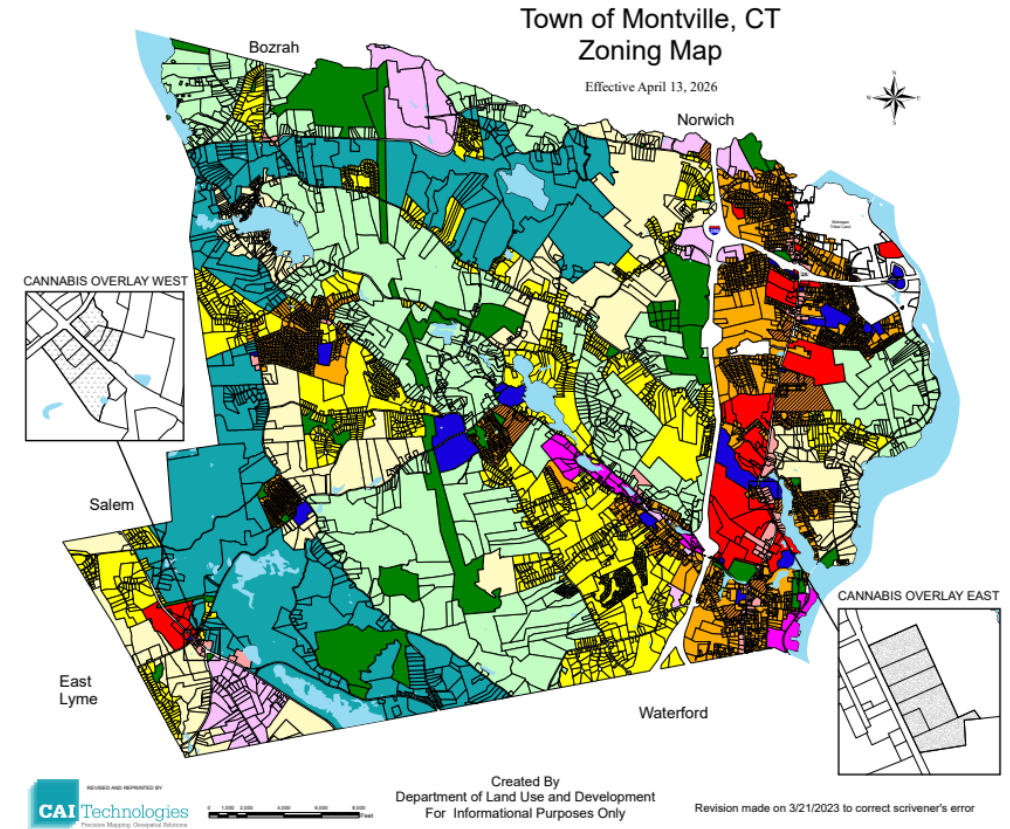
CGS Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, until the proposal to take such action has been referred to the (planning) commission for a report.

- Initiated by Mayor and Director of Finance by Town Charter February 2026

What is an 8-24 Referral?



- Staff input from various departments
- Review of Comprehensive Plan
 - 2022 Plan of Conservation & Development
 - Guides town policy & land use
 - Zoning Regulations
 - Defines allowed land uses and location



Staff Review Process



- Police & Fire Marshal
- WPCA
- Building Department
- DPW & Town Engineer
- Montville Schools
 - Superintendent of Schools
 - Principal, Mohegan Elementary School
 - Board of Education (March 17th)
- Traffic Engineer



*Comprehensive
Plan*



*Planning Staff issues
report to Planning
Commission*

PZC Report to Town Council



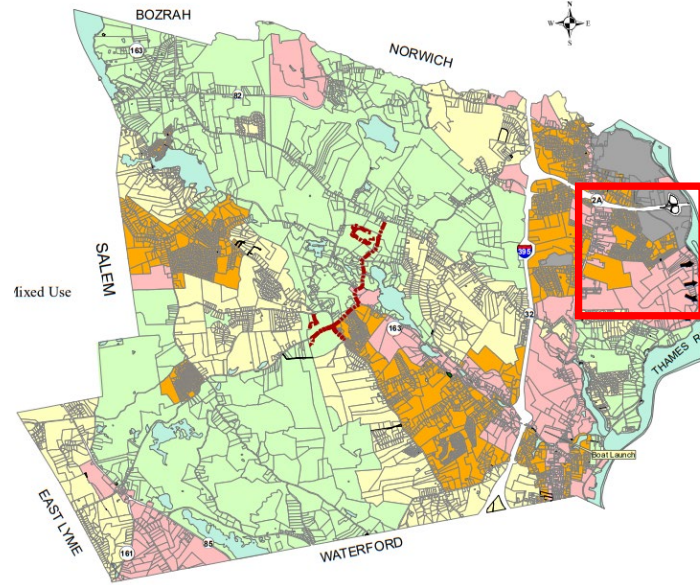
- **All reviews are public**
 - Requests, application & reports on Town website
 - Discussed during public meetings

- **Planning and Zoning Commission Review**
 - March 11 (special meeting)
 - March 24 approved – Developer's engineer provided presentation

- **Town Council Review**
 - April 13, 2026 resolution approved
 - 'adopted' w/ PZC recommendations

8-24 Review: Findings

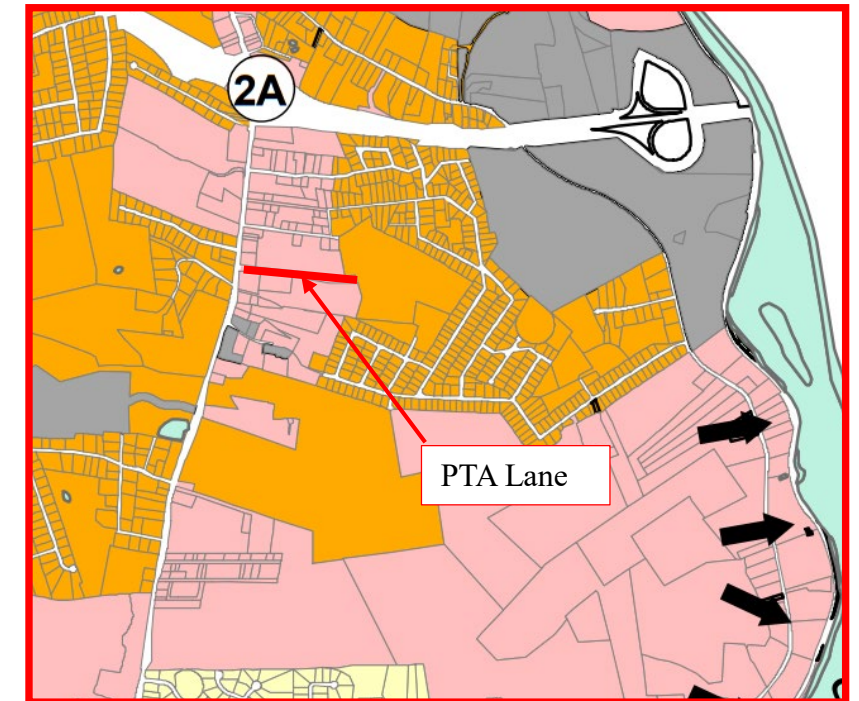
- Consistent with 2022 POCD
- Future Land Use Map
- Identified as Job Investment Area
 - Infrastructure Investment
 - Commercial
 - Light Industrial
 - Industrial
 - Mixed Use



Department of Land Use & Development



-  Housing Investment Area
 - Lots less than or equal to 20,000 Sq. Ft.
 - Within Sewer District Boundary
 - Neighborhood Conservation Areas
-  Infrastructure Area
-  Municipal Uses
-  Job Investment Area
 - Infrastructure Investment
 - Commercial; Light Industrial; Industrial; Mixed Use
 - Municipal Uses

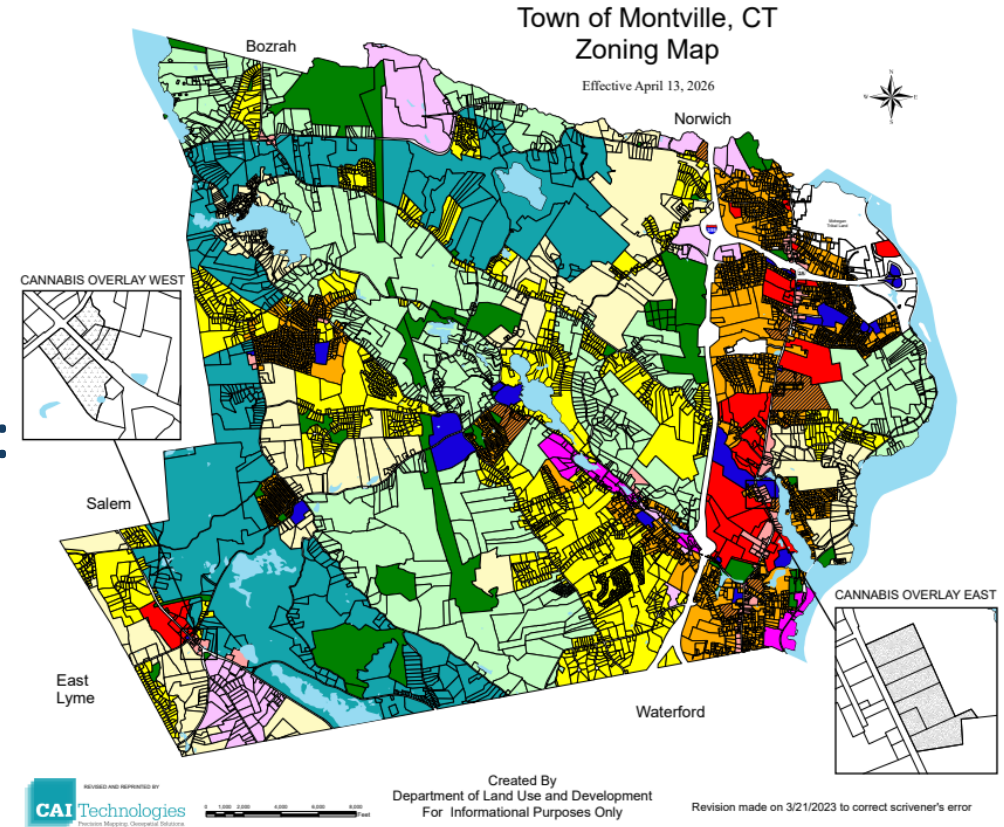


July 20, 2026

8-24 Review: Findings



- Consistent with Existing Zoning
- Retail is 'as of right' in district
- Allowed in '*RT 32 Overlay Zone*'
- Route 32 Overlay Zone allows '*commercial*':
 - Retail
 - Office
 - Healthcare
 - Hospitality
 - Entertainment
- Multi-story/high density housing



8-24 Review: Recommendations



➤ **Complete Traffic Study (Zoning/OSTA Required)**

- Include Occum, Edward, Park, Linda & extending to Massapeag Side Road

➤ **Sidewalk expansion**

- Extend a sidewalk from Route 32 to the school per Zoning
- Install sidewalks on both sides of Route 32

➤ **Utility Easements(s)**

- Incorporate easements for future utility extensions to the School property (Housing Investment Area)

8-24 Review: Recommendations



➤ Traffic Mitigation / Intersections

- Incorporate pedestrian phase (signalization) & cross walks
- If appropriate, incorporate recommendations of COG Safety Action Plan
- Promote reduction of Route 32 curb cuts

➤ Allow access to abutting properties

- Required by Council action & Zoning

8-24 Review: Recommendations



➤ Improve Golden/RT 32 Intersection

- Ensure appropriate turning/thru lanes accommodate staging.
- Ensure appropriate signal timing for school hours
- Prevent obstruction of McDonald's entrance

➤ Displacement of Housing (if any)

- Developer provide a relocation and assistance plan

8-24 Review: Recommendations



➤ School related improvements

- New improve bus/parent drive circulation
- Reconfigure parking as necessary
- Install new ADA Playscape & equipment in new location
- Golden Lane Improvements @ school entrance & Route 32
- Sidewalk from Route 32 to School

8-24 Review: Recommendations



➤ School related (continued)

- Submission/approval of PTA Lane closure/phasing plan required
- May be sequenced per OSTA approvals
- Provide emergency access to school property
- Perimeter security & screening between school & development

8-24 Review: Recommendations



➤ Superintendent Dianne Vumback

- School Improvements
- Access/Circulation

➤ Chief Wilfred Blanchette

- Public Safety
- Traffic Management



Land Use Reviews & Approval



- Zone change (underlying zones)
- Inland Wetlands & Watercourse Commission
- Planning & Zoning Commission
- CT DEEP: General Permit
- WPCA Review
- Office of the State Traffic Administration
- CT DOT Encroachment Permit

Considerations: Community & Economic Development



- **Location & Accessibility to Region**
 - Readily Accessible to regional highways
 - Consider Route 2A/Pequot Bridge Improvements
 - Compatible existing zoning & land uses
- **Existing utilities present**
- **Near higher intensity uses (i.e. Montville Commons)**

Considerations: Community & Economic Development



- Enhance pedestrian circulation and safety along Route 32
- Address inefficient Golden/RT 32/Montville Commons intersection
- Create separation of uses between School & Commercial
- Increase functionality of Mohegan School circulation
 - Bus / Parent drop off / Arrival

Considerations: Community & Economic Development



- **Tax Revenue from proposed & residual development**
- **Increased visitors as regional commercial hub**
 - Consider nearby anchors; EB, Mohegan Sun, Norwich Hospital Redevelopment; Foxwoods/Great Wolf
- **Increases opportunities for new business**
 - i.e. Restaurants, professional services, etc.
- **Can enhance nearby local services/amenities to residents**
- **Adds jobs & money into local economy**

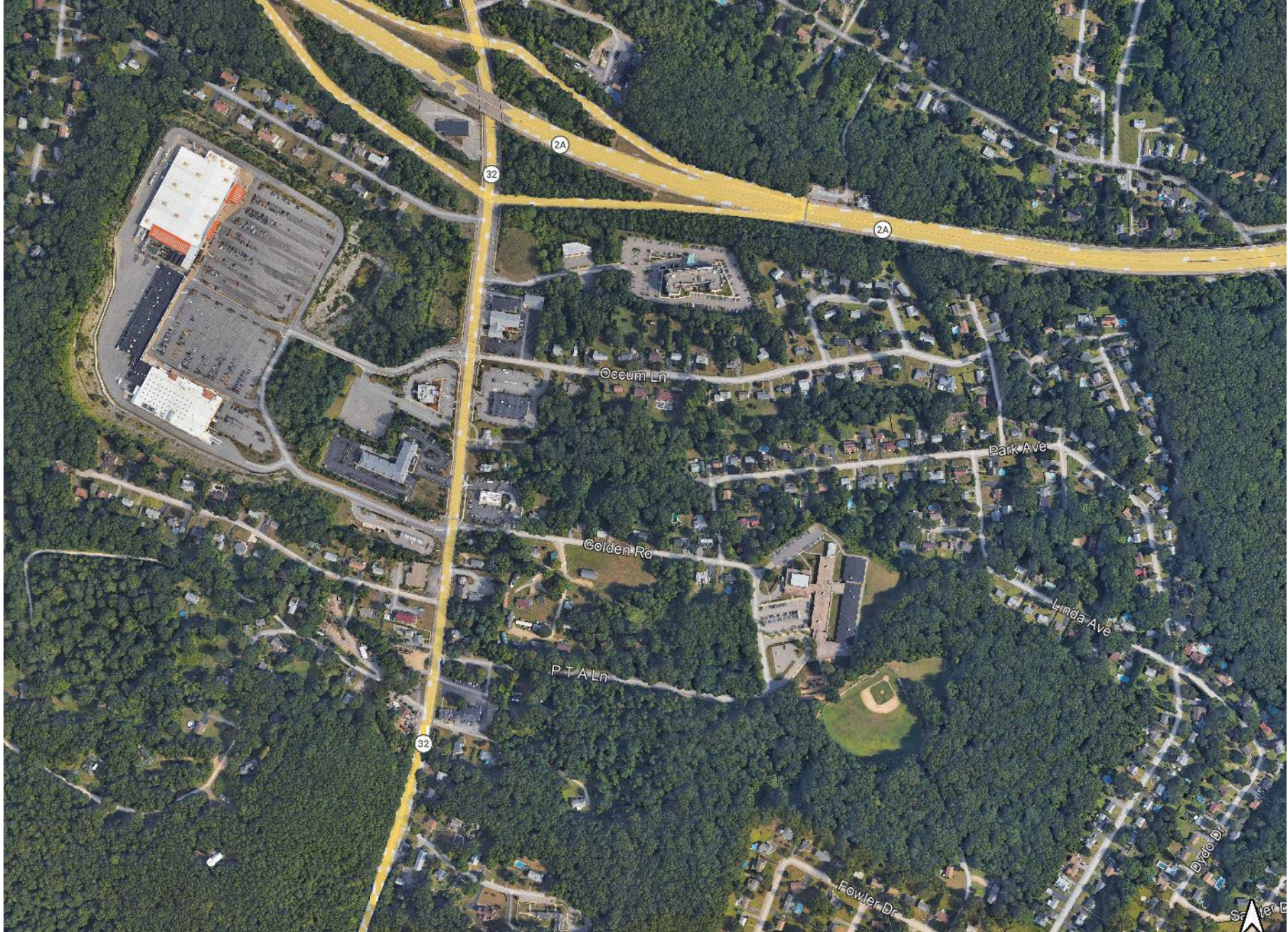


PTA Lane Discontinuance

Town of Montville, CT

Monday, July 20th, 2026

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Conformance with 2022 POCD

- Recommended Pedestrian/Sidewalk & Striping Improvements to be installed at intersection of Route 32 & Golden Road.
- Site is service by public utilities
- Future Land Use Plan identified these properties in the “Job Investment Area”
- Recommended Uses include commercial, mixed-use and light industrial

Future Land Use

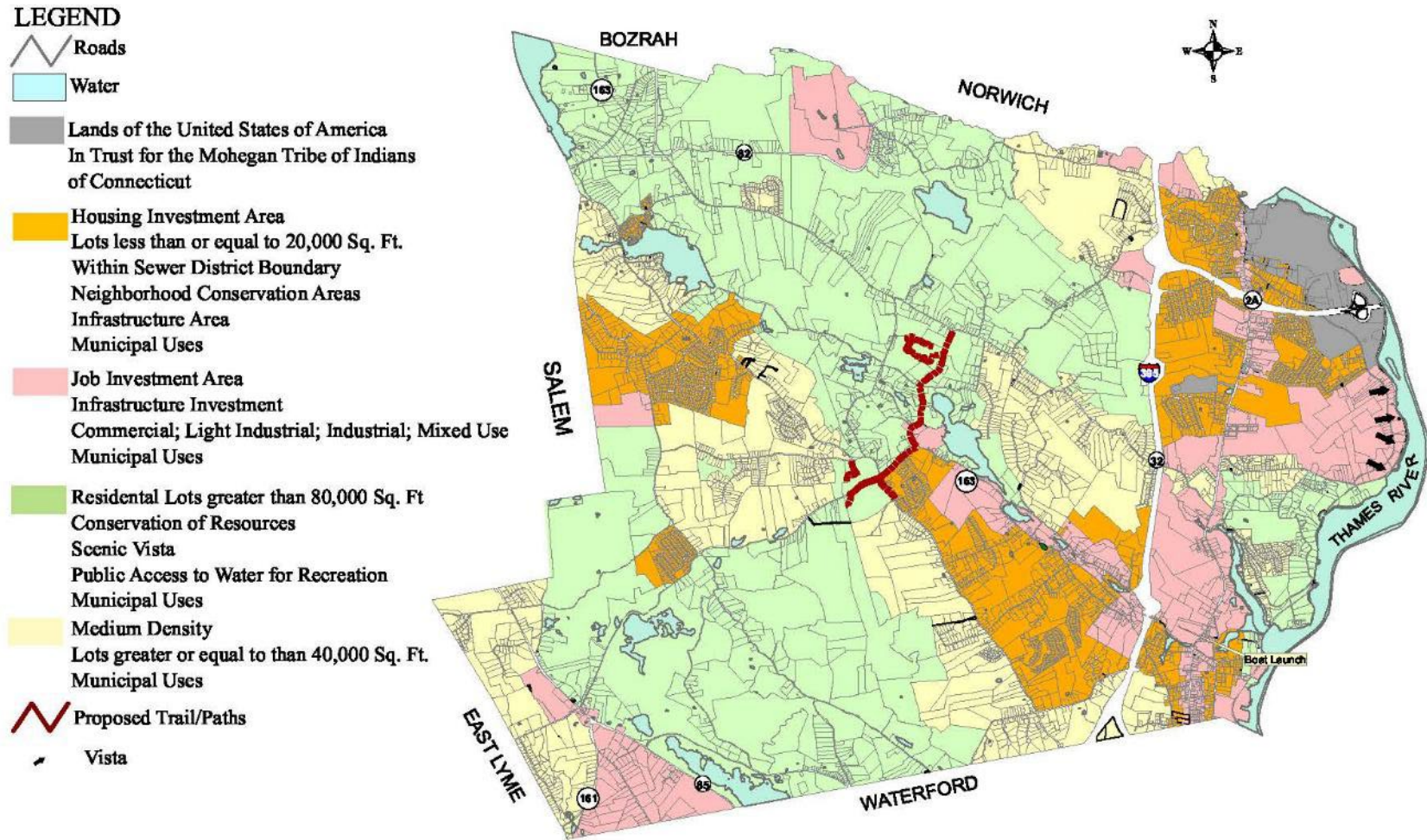
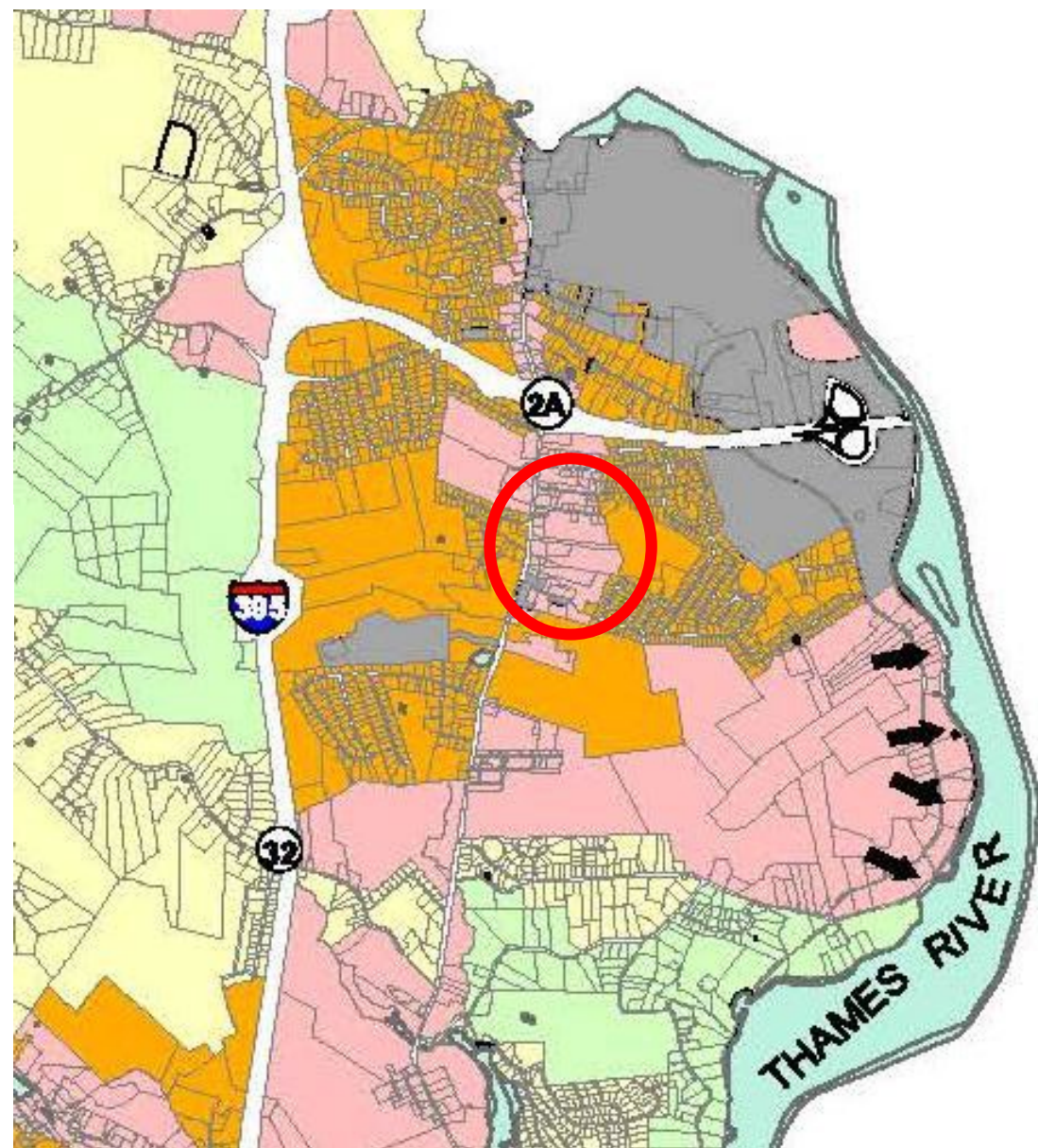


Figure 41

- Job Investment Area
- Infrastructure Investment
- Commercial; Light Industrial; Industrial; Mixed Use
- Municipal Uses





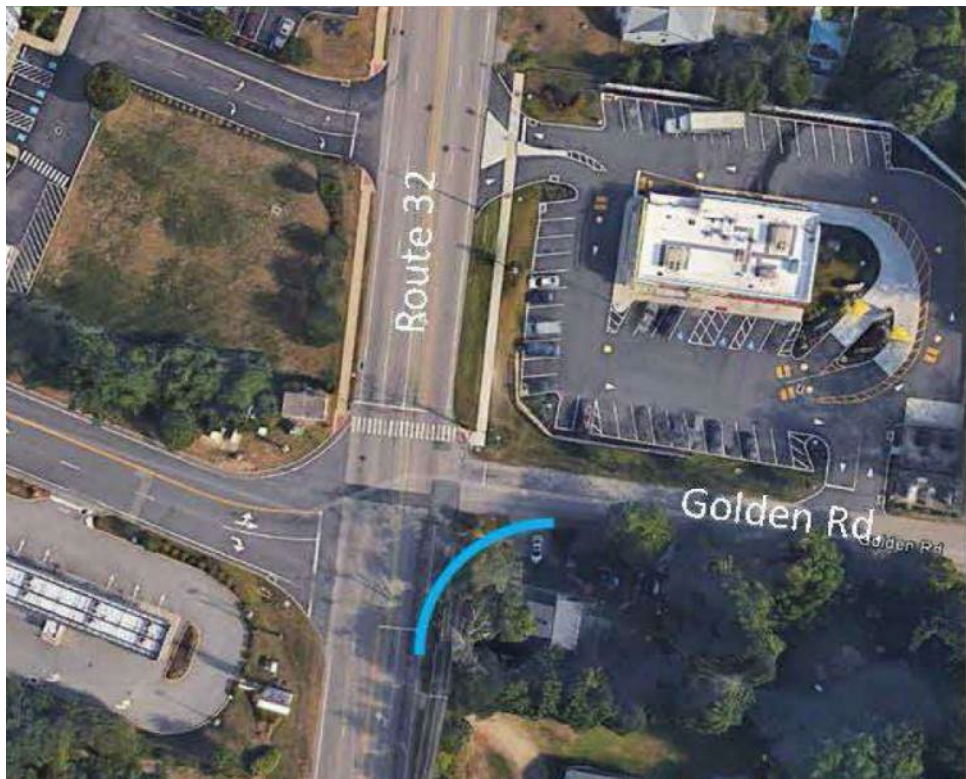
Aerial View



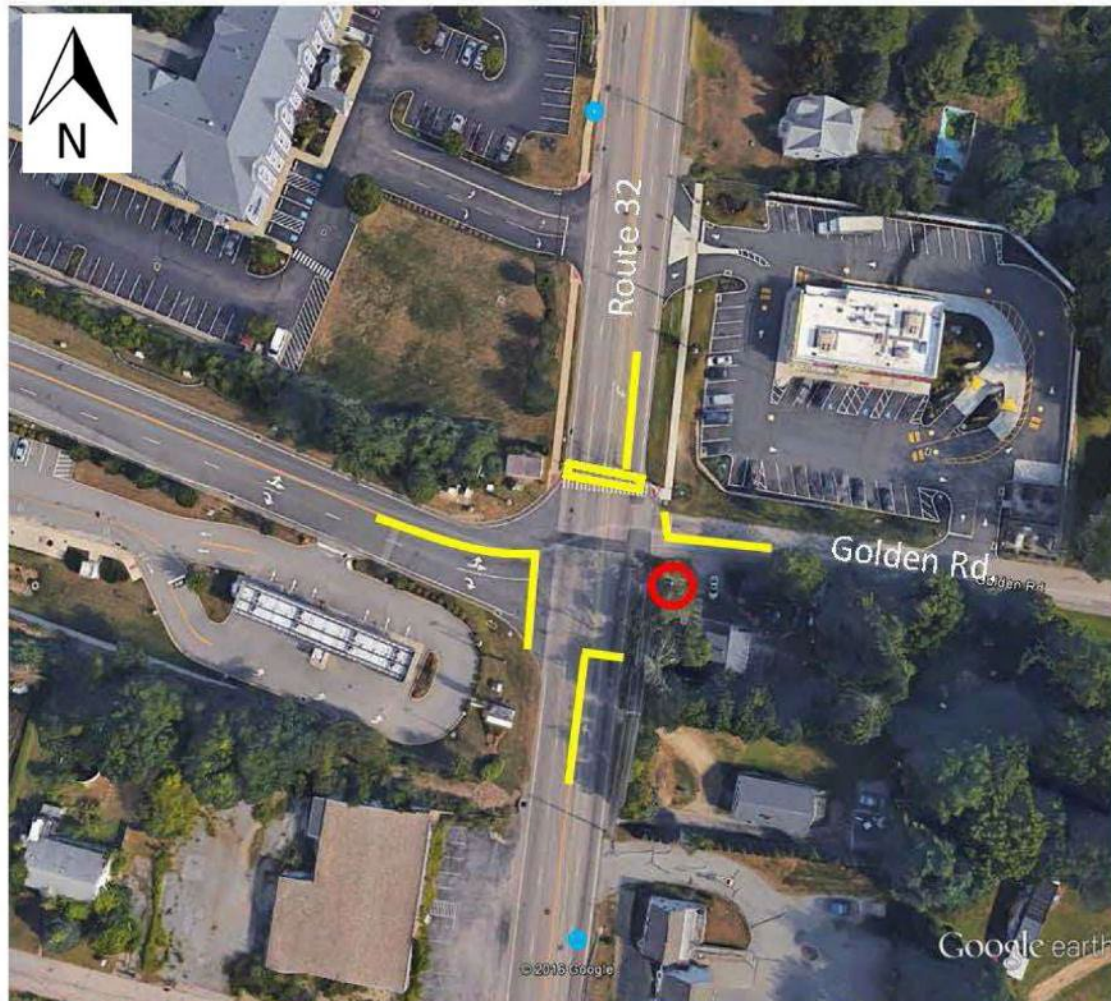


Recommendations from 2026 SECOG Safety Action Plan (SAP)

- Update signal timing, phasing and equipment
- Install pedestrian upgrades at intersection of Route 32 & Golden Road
- Install new sidewalks and repair/fill gaps in sidewalks along Route 3



Investigate widening the curb radius (#4)



Re-stripe the intersection and crosswalk with reflective paint (#2)

Install advance pedestrian warning signs for crosswalks (#3)

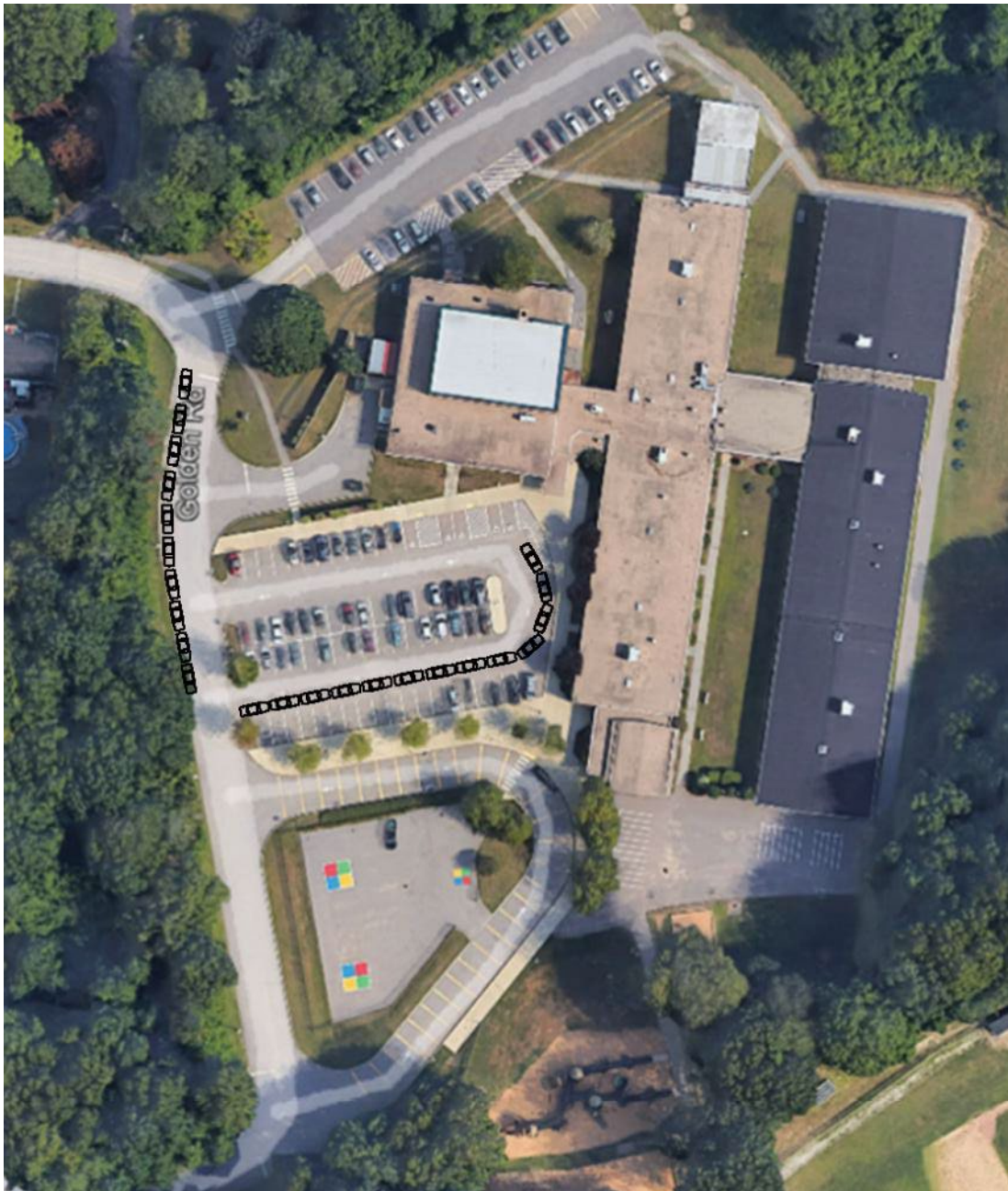
Remove the tree on the corner (#4)















THANK YOU!