

MONTVILLE

Plan of Conservation and Development



2026 Update

Adopted by the Planning and Zoning Commission on January 25, 2022
Effective Date: February 18, 2022

2026 Update Supplement: Revive and Renew Routes 163 /32
Strategic Investment Plan

Adopted Date: _____

Effective Date: _____

DRAFT; JULY 28, 2026

2026 UPDATE SUPPLEMENT

This update is provided following the completion of the *Revive and Renew Routes 163 / 32 Strategic Investment Plan* (the Revive and Renew Plan) dated July 2026 and prepared by BJH Advisors with Pirie Associates. The Revive and Renew Plan was funded by the State of Connecticut Community Investment Fund Round 5. The Revive and Renew Plan's findings and recommendations were based upon substantial community outreach, detailed demographic and market assessments associated with economic and housing trends, and extensive urban design exercises. Collectively, a vision and strategy for focusing investments and guiding the creation of a Town Center with a viable economic environment, with housing options that are inclusive for all, was defined.

To that end, the Planning and Zoning Commission incorporates the *Revive and Renew Routes 163 / 32 Strategic Investment Plan*, its visions, findings, implementation strategies, and appendices, as part of the Town of Montville's 2010 Plan of Conservation and Development, as updated in 2022.

The Revive and Renew Plan presents demographic and economic trends from what is depicted in the 2022 Update. Therefore, the Revive and Renew Plan shall supersede overlapping data such as populations, income, household information, to name a few.

Specifically, this update includes:

- Final Report: *Revive and Renew Routes 163 / 32 Strategic Investment Plan, July 2026*
- Appendix A: Market Analysis Report
- Appendix B: Residual Land Value Analysis

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***“If you don’t know where you’re going,
You might not get there”***

Yogi Berra

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Acknowledgements

TO BE UPDATED

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Final Report: Revive and Renew Routes 163 / 32 Strategic Investment Plan, July 2026

Appendix A: Market Analysis Report

Appendix B: Residual Land Value Analysis