

Montville Planning & Zoning Commission
REGULAR MEETING
July 28, 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 (6:03 p.m.), Commissioners Lisa Terry, Josh Kobyluck, Joseph Summers, Chuck Longton, Mickey Gillette and Sara Lundy. **Absent:** 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 June 23, 2026 Regular Meeting Minutes

Chairman Pieniadz noted that the previous minutes listed the first meeting of the POCD/Housing Advisory Committee as September 2, 2026 and the correct date is September 9, 2026.

Commissioner Lundy stated that agenda item number six on the previous minutes should reflect that no public comments were received and that the motions should consistently list the commissioners' last names and not first names.

MOTION (TERRY/LONGTON) to APPROVE the minutes of the June 23, 2026 Regular Meeting as amended. All in favor. Commissioner Joe Summers abstained. Motion APPROVED.

6. **Public Hearing:** NONE.

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 read her Staff Report into the record dated 6/30/26. There were no questions or comments by the Commissioners.

MOTION (TERRY/DESJARDINS) to APPROVE application number 26 SITE 2 for a parking lot at 888 Route 32 (083-005-000) in association with the auto sales business located at 904 Route 32 (083-007-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation, and a plan set entitled "Property Survey Prepared for: Depot Road Property LLC, 888 CT Route 32, Montville, CT dated May 17, 2025, Revised 6/26/26". Please note the requirements numbered 1-19 that are indicated in the staff report dated June 30, 2026.

REQUIREMENTS:

General:

No new business will be discussed after 10:30 P.M. and all business will cease at 11:00 P.M. Any unfinished business will be continued until the next meeting. Said notice shall appear on all meeting agendas.

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1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Any changes to the plans required by State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) may require a plan modification from the Planning and Zoning Commission.
4. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
5. An approved Zoning Permit is required prior to the start of any work.
6. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
7. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.
8. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
9. All landscaping shall be maintained post construction.
10. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
11. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Prior to signing of plans:

12. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
13. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
14. If the application was Approved with modifications, a list outlining how the required modifications have been met shall be submitted along with final plans submitted for signature.
15. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Prior to the issuance of zoning permits:

16. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
17. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Prior to Issuance of a Certificate of Zoning Compliance:

18. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.

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19. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Note: These requirements do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Roll Call Vote. All in favor. (9-0-0). Motion APPROVED.

- b. **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: 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 she sent an email to the applicant on 6/25/26 requesting additional information and documentation, to which she did not receive a response.

MOTION (LONGTON/LUNDY) to CONTINUE to the August 25, 2026 regular meeting. All in favor. Motion APPROVED.

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

Assistant Planner Meredith Badalucca read her Staff Report into the record dated 7/28/26, including comments from the Building Department and Fire Marshal. Chairman Pieniadz asked the Commissioners if there were any questions for the applicant's engineer or staff members.

Commissioner Terry noted that most trash services would not attend to private properties and asked how trash pickup would be addressed. Engineer Gregg Fedus responded that there was not an agreement in writing but did not think it was feasible for the unit residents to bring their receptacles up to the main road. Gregg Fedus stated that the property owner conveyed they would use a private trash company and could get a letter stating that fact if it was necessary.

MOTION (TERRY/DESJARDINS) to APPROVE application number 26 SITE 7 for a modification to the approved site plan application number 25 SITE 2 for an 11 unit multi-family development and associated site improvements at 18 Powerhouse Road (070-034-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Madison Place Luxury Townhouse Development, 18 Powerhouse Road, Montville – Connecticut, Applicant: John Eoanou – JNE Holdings LLC, dated June 4, 2026, Revised 7/15/26". Please note the requirements numbered 1-26 that are indicated in the staff report dated July 28, 2026.

REQUIREMENTS:

General:

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.

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2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Any changes to the plans required by State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) may require a plan modification from the Planning and Zoning Commission.
4. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
5. An approved Zoning Permit is required prior to the start of any work.
6. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
7. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.
8. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set.
9. All landscaping shall be maintained post construction.
10. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
11. Site signage not shown on plan shall require an approved zoning permit prior to installation.

Prior to signing of plans:

12. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
13. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
14. If the application was Approved with modifications, a list outlining how the required modifications have been met shall be submitted along with final plans submitted for signature.
15. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

Prior to the issuance of zoning permits:

16. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
17. Revised Architectural Plans that incorporate the additional deck and doorways on Unit 7 shall be provided.
18. A soil erosion & sediment control bond shall remain in effect in the amount of \$22,110 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
19. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

Prior to Issuance of a Certificate of Zoning Compliance:

20. Complete As-Built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site

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improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.

21. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

Site Specific:

22. Foundations for Units 2, 3, 4 and Units 11, 10, 9, 8 shall be staked out by LS.
23. LS shall locate formwork prior to pour and provide As-Built plan for review and approval by Zoning Officer (ZEO). Once ZEO approves formwork As-Built plan, the foundation may be poured.
24. After pour, LS shall locate foundation and provide an As-Built plan for review and approval by ZEO. Construction of buildings shall not start until the ZEO has reviewed and approved said As-Built.
25. Engineer of Record to confirm soils during construction of the balance of the gallery installation.
26. Engineer of Record shall certify soil conditions are suitable for level spreaders prior to installation.

Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Roll Call Vote. All in favor. (9-0-0). Motion APPROVED.

8. New Business:

- a. **26 SITE 8 – 197 Route 32 (070-025-000)** Change of Use Home Occupation Dentist Office to Financial Planning Office Building – Applicant: Fedus Engineering, Owner: Glenn Johnson *(Submitted 6/24/26, Date of Receipt 7/28/26, DRD 10/1/26)*

Assistant Planner Meredith Badalucca advised the Commission that Staff has not had time to conduct a full review.

MOTION (LONGTON/DESJARDINS) to CONTINUE to the August 25, 2026 regular meeting. All in favor. Motion APPROVED.

- b. **26 SITE 9 – 695 Route 32 (079-013-000)** Proposed Residential Development (Two Additional Units on a Commercial Lot to Create a Triplex) – Applicant: John Eoanou; North Group, LLC, Owner: North Group LLC *(Submitted 7/14/26, Date of Receipt 7/28/26, DRD 10/1/26)*

Assistant Planner Meredith Badalucca advised the Commission that the applicant was received 7/14/26 and Staff has not had time to conduct a review.

MOTION (DESJARDINS/LUNDY) to CONTINUE to the August 25, 2026 regular meeting. All in favor. Motion APPROVED.

- c. **TIF Districts Referral from Town Council.** Receive said referral to initiate the review of the proposed TIF District Policy; Town Center TIF District Master Plan; Gateway North TIF District Master Plan and issue report to Town Council.

Director Dennis Goderre reported that he presented the updated TIF District Policy and
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updated Master Plan for two districts to the Town Council at their 7/13/26 meeting. Director Dennis Goderre noted that the Town Center map limits had changed slightly by shrinking the overall size. Director Dennis Goderre stated that originally parcels of undeveloped land around Interstate 395 were included in the map limits and it was suggested those be removed. Director Dennis Goderre noted that the changes presented were from the Revive & Renew 163 / 32 plan and the TIF Districts would be discussed more in depth during a workshop at the August 12, 2026 Special Planning & Zoning Commission joint Town Council meeting.

- d. **2022 POCD Update** - Consider the possible amendment to the 2022 POCD by incorporation in whole or in part the Revive and Renew Routes 163 / 32: Strategic Investment Plan; schedule public hearing and initiate the following referrals:
- i. Refer to Town Council 65 days prior to hearing (refer July 29, 2026)
 - ii. Refer to SE Ct COG 65 days prior to hearing (refer July 29, 2026)
 - iii. Posted on website 35 days prior to hearing: Completed 07/22/26
 - iv. File with Town Clerk 35 days prior to Hearing (July 31, 2026)
 - v. Legal Notice 1: October 16th; 10-15 days prior
 - vi. Legal Notice 2: October 23rd; Not less than 2 days
 - vii. Public Hearing: October 27, 2026

Director Dennis Goderre noted that this item should be listed as the 2026 POCD Update. Director Dennis Goderre stated that under the requirements of the grant awarded the Town of Montville was required to bring forth a recommendation to include in part or in its entirety the inclusion of the Revive and Renew Routes 163 / 32: Strategic Investment Plan into the Plan of Conservation and Development. Director Dennis Goderre briefly reviewed the proposed POCD changes and the final Revive and Renew Routes 163 / 32: Strategic Investment Plan that was provided to all members.

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

10. **Land Use Director Report:**

- a. POCD Kickoff with Goman + York
- i. General Update
 - ii. Special PZC Meeting 8/12/26

Director Dennis Goderre reported that Land Use Staff had a meeting two weeks prior with Goman + York to discuss initiating their work and that the Town of Montville was distributed \$125,000 from the Department of Housing Technical Assistance Grant. Director Dennis Goderre reiterated there would be a special PZC meeting on August 12, 2026 with Goman + York representatives in attendance.

- b. CMDA Development District Consideration

Director Dennis Goderre reported that at their July 13, 2026 meeting Town Council voted to join the Connecticut Municipal Development Authority (CMDA) and the next step was to work with CMDA to identify a development district based on the current zoning in place or new zoning. Director Dennis Goderre explained that the district would have to focus on housing and the proposed district limits would require approval. Director Dennis Goderre continued that following that process the Town of Montville would be eligible for funding for various types of projects. Director Dennis Goderre stated he expected to have an update to

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provide in a few months.

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

11. Correspondence:

- a. **FEMA New London Country Preliminary FIRM and FIS Report** dated June 16, 2026 and received June 29, 2026 (refer to <https://www.townofmontville.org/departments/services/planning-department/fema-new-draft-mapping-update/>)

Director Dennis Goderre let the Commissioners know that the new maps received from FEMA would likely become effective in approximately a year.

- b. **CT Siting Council** – EM-EVER-086-260702e – Eversource notice of intent to modify an existing energy facility located at 89 Lathrop Road, Montville, Connecticut, pursuant to Connecticut State Agencies Section §16-50j-57 and §16-50j-58.

A brief discussion was held by the Commissioners and Staff.

- c. **Town of East Lyme CGS §8-7d(c) Referral** dated July 8, 2026 and received July 9, 2026 for Application of Kristen Clarke, P.E. PTOE, Applicant; Duval Partners, LLC, Owner; Application for a 20-Lot Subdivision of approximately 12.67 acres of land Zoned RU-200 on property located on the South side of Holmes Road between 20 and 38 Holmes Road, East Lyme, Connecticut, Assessor's Map #57.0, Lot #30.

Assistant Planner Meredith Badalucca explained that the referral initially came before the PZC in 2023 and read the comments provided at that time by former Land Use Director Liz Burdick into the record. Assistant Planner Meredith Badalucca reported that the Town Engineer and Fire Marshal provided comments that were forwarded to East Lyme Town Planner Gary Goeschel. Discussion ensued regarding which fire department would service the new homes. Assistant Planner Meredith Badalucca stated that the developer had not yet indicated that.

- d. **CT Siting Council** – PETITION NO. 1704 – TRITEC Energy Development, LLC (TRITEC Americas, LLC) petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the construction, maintenance and operation of a 1.99-megawatt AC solar photovoltaic electric generating facility and associated equipment located at 40 Old Colchester Road, Salem, Connecticut, and associated electrical interconnection. **Final Decision.**

A brief discussion was held by the Commissioners and Staff.

14. Executive Session: NONE

15. Adjournment:
MOTION (DESJARDINS/LONGTON) to ADJOURN the meeting at 7:05 p.m. All in favor.
Motion APPROVED.

DUE TO TECHNICAL DIFFICULTIES AN AUDIO RECORDING OF THE MEETING IS NOT AVAILABLE ON THE TOWN WEBSITE.

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