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August 7, 2026

Meredith Badalucca, CZEO
Assistant Planner
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

Dear Ms. Badalucca,

I am writing in response to a request for an intermunicipal referral for the Town of Montville. The application was received on July 30, 2026. The application was referred to this agency pursuant to Section 8-23(h)(4) of the Connecticut General Statutes.

The proposed amendments to the POCD seek to incorporate the "Revive and Renew Routes 163/32: Strategic Investment Plan" into the Town of Montville's Plan of Conservation and Development. This update establishes a phased framework for the revitalization of the Route 32 and Route 163 corridors by concentrating investment into three primary activity nodes: the Town Center, the Cove District, and Palmertown Village. Additionally, the plan aims to expand regional housing choice through market-rate and mixed-income residential development, establish recognizable community hubs anchored by assets like a new Town Green and Houghton Cove Park, and align local land use with infrastructure and streetscape improvements to enhance identity and walkability.

Based on a review of the material provided, I have determined that the proposed amendments to the POCD are not likely to have a negative intermunicipal impact.

If you have any questions, please contact me at tlussier@secogct.gov.

Sincerely,
Taylor Lussier, CZEO
Planner I
SECOG
tlussier@secogct.gov