



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



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Date: August 21, 2026 for the August 25, 2026 Planning & Zoning Commission Meeting

1. Context

a. Agenda Item 10b: Special PZC Meeting 8/12/26 – Results from Group Exercises

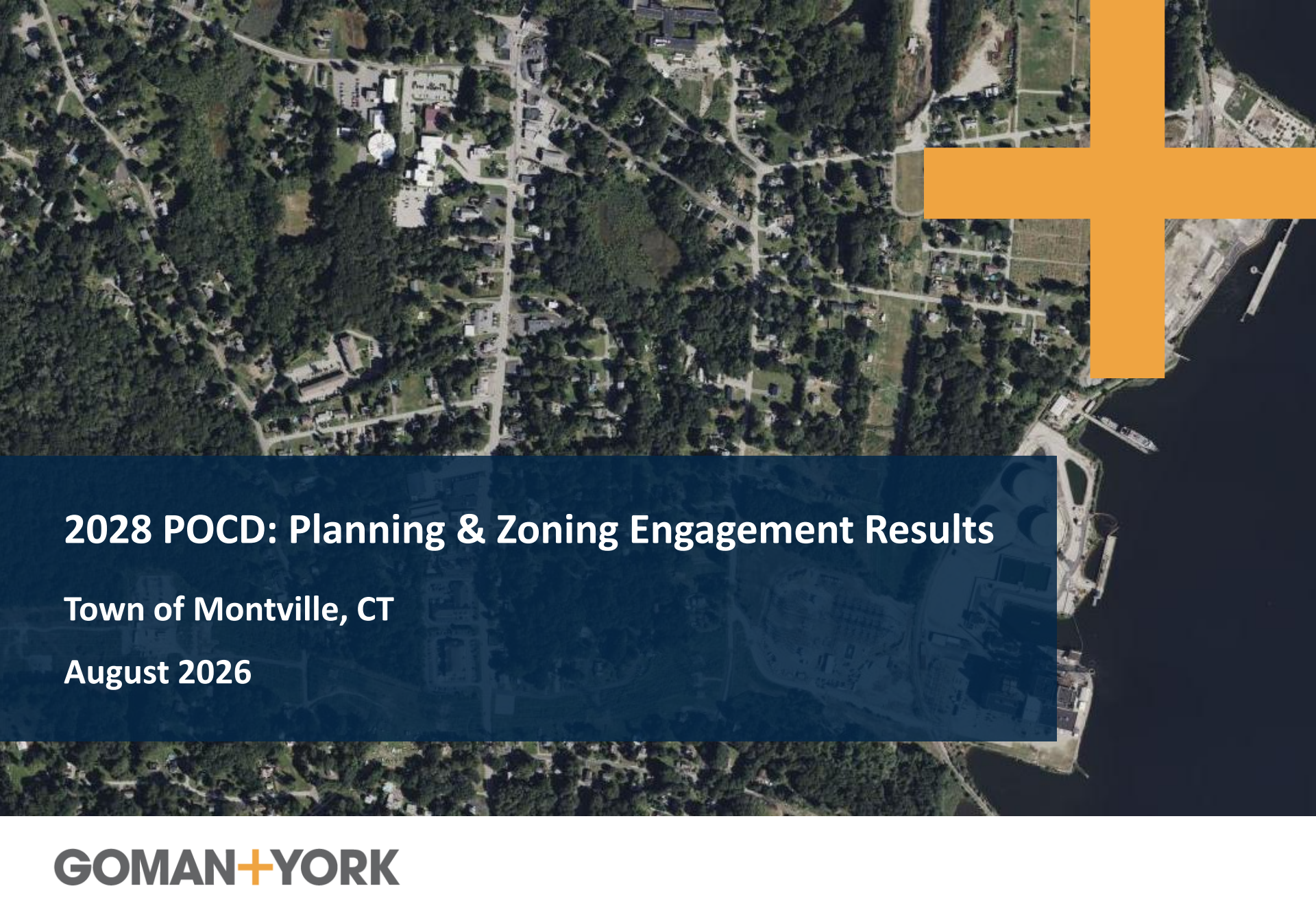
A recap summary prepared by Goman + York is attached. We will discuss on Tuesday night

b. Agenda Item 11: Discussion of Potential Zone Changes: Industrial Land in vicinity of Route 163/I-395 Interchange

Staff has had internal discussions associated with possible future use of land located east and west of I-395 at the Route 163 interchange. In light of the commission's expressed thoughts regarding expanding industrial zoning in town, staff is proposing a review of this area as a possible location for such industrial zoning, either fixed of overlay. (See attached map)

c. Agenda Item 12: Discuss Possible Limits of CMDA Development District

As previously outlined, the town has joined the CT Municipal Development Authority (CMDA). CMDA provides technical planning services to members and can facilitate economic development funding for members with an established Development Area. I am suggesting this district be located along the Town Center TIF District boundary with a northern limit which includes the former Dunkin' site. I have discussed this with CMDA and whom has tentatively agreed with such limits. (See attached map)

An aerial photograph of a town, likely Montville, CT, showing a mix of residential and commercial buildings, roads, and green spaces. A large, semi-transparent orange cross is overlaid on the right side of the image. A dark blue semi-transparent banner covers the bottom portion of the image, containing the title and date.

2028 POCD: Planning & Zoning Engagement Results

Town of Montville, CT

August 2026

Summary of Engagement Session

Planning & Zoning Engagement Results

On August 12, 2026, Goman+York Planners met with the Town's Planning and Zoning Commission, Planning Department Staff, and Town Council Members to engage in the first round of a series of activities to kick-off the start of the 2028 Plan of Conservation and Development (POCD) Process.

A series of four activities was strategically planned to gather the first round of input. The activities were:

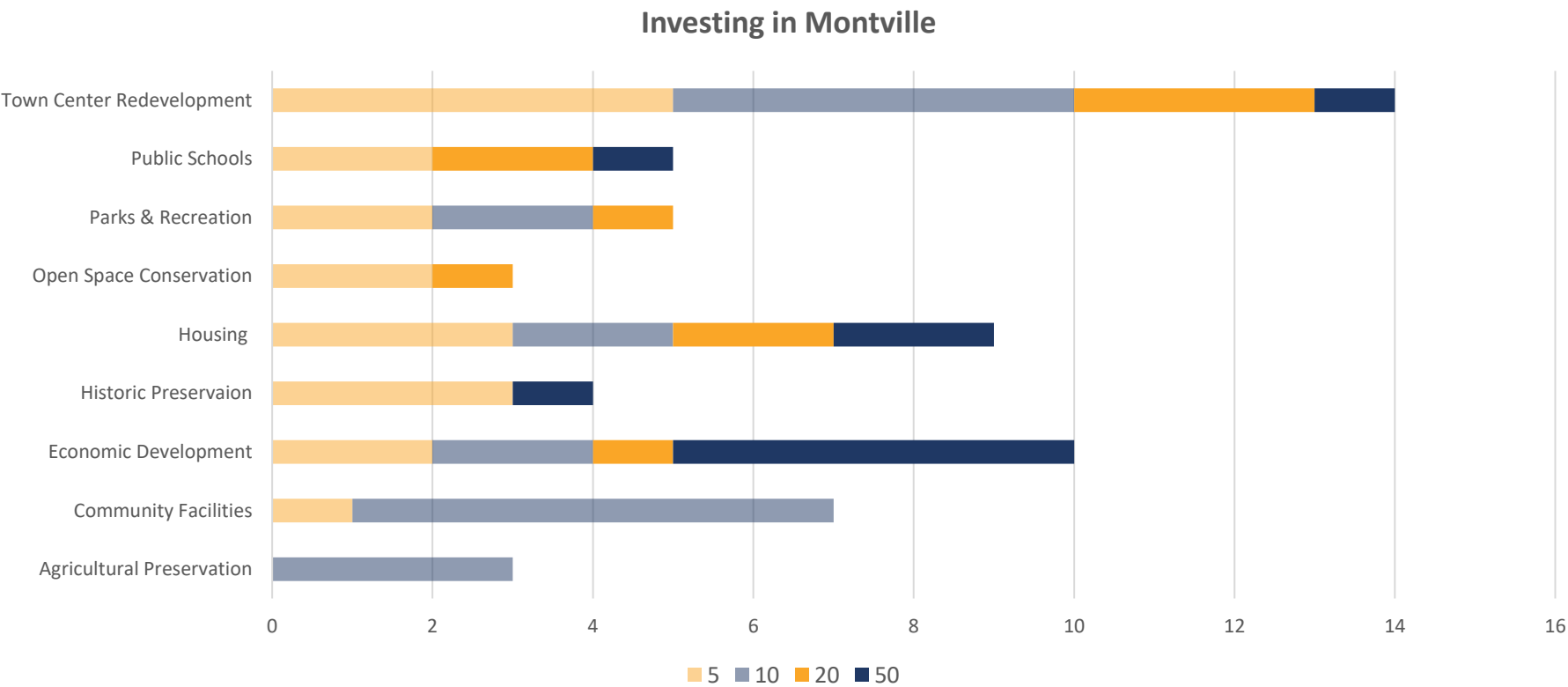
1. SWOT Analysis, which stands for Strengths, Weaknesses, Opportunities, and Threats.
2. Invest in Montville, where participants were each given \$100 worth of play money to invest in specific opportunities in the Town.
3. Continuums of Time, where participants were given green dot stickers to place on a series of scales.
4. Prouds & Sorrys exercise, where participants gathered around a large Town Map print-out and were given green dots to identify the areas in town they are 'proud' of and then given red dots to identify the areas in town they are 'sorry' of.

This same series of activities is scheduled to be conducted with members of the Public as a POCD Charette, as round two. Once public input has been collected, the results are then compared. These exercises help contribute to the goals, strategies, and actions for the new 2028 Plan.



Investing in Montville

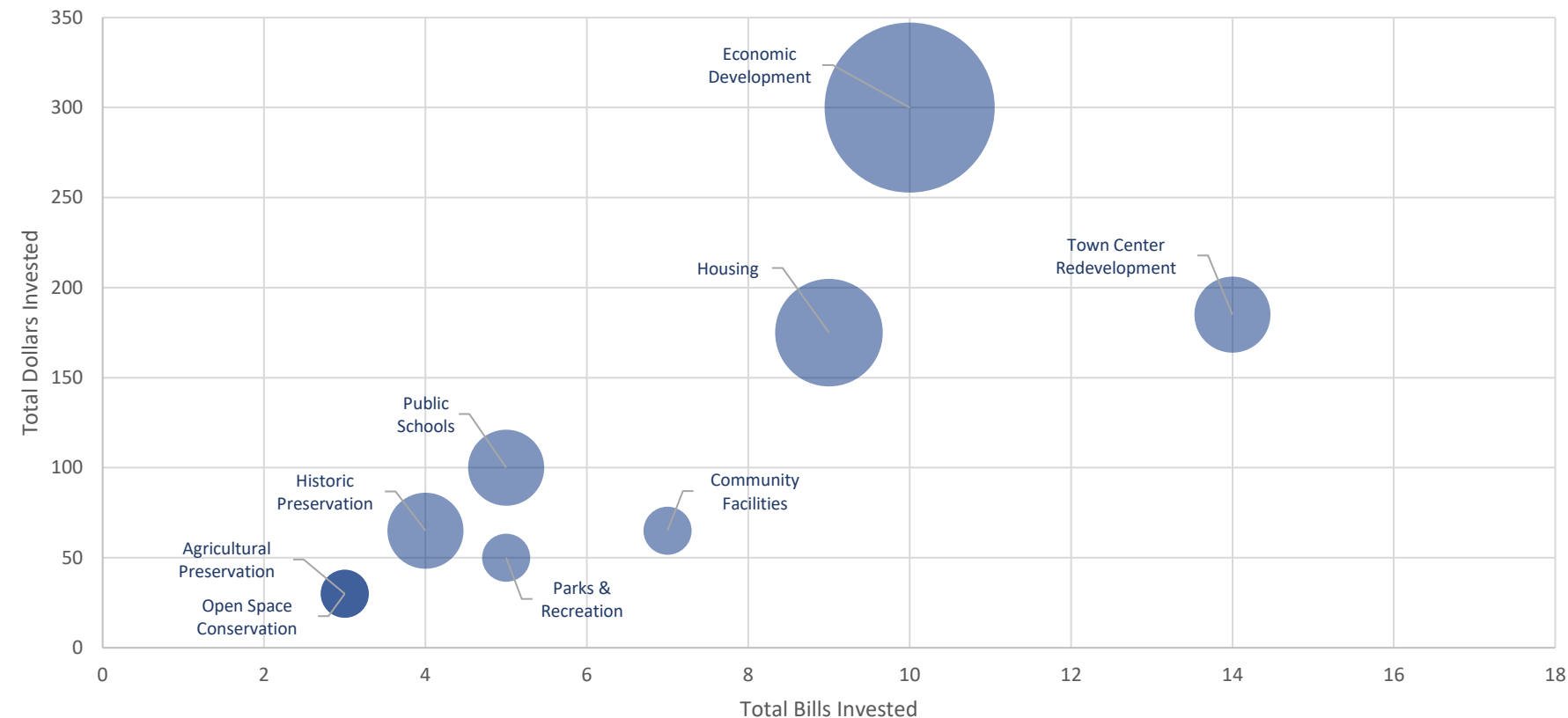
Planning & Zoning Engagement Results



Participants were given \$100 in play money (1 \$50, 1 \$20, 2 \$10s, and 2 \$5s) and, without making change, allocated it across the categories above. The graph shows how many bills were invested in each category. Participants prioritized Town Center/Route 32 Redevelopment, Economic Development, and Housing.

Investing in Montville

Planning & Zoning Engagement Results

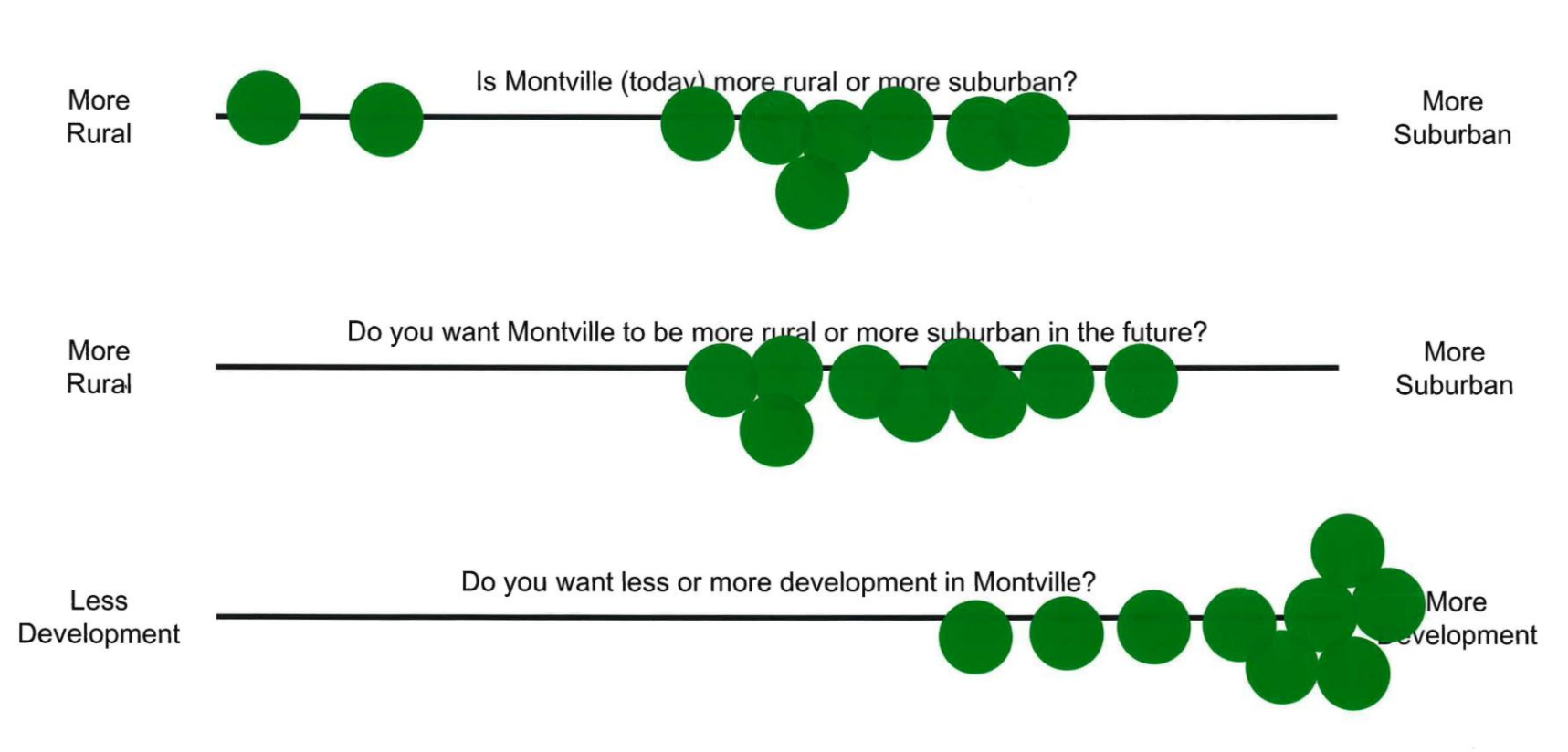


Building on the previous results, this view shows the dollar amounts invested in each topic. The farther right a topic sits, the more votes it received; the higher it sits, the more dollars it drew; and the larger the bubble, the more \$50 bills it attracted.

Continuums of Change

Planning & Zoning Engagement Results

The participants in this exercise had to place a dot along the continuum to identify their perspective.



Continuums of Change

Planning & Zoning Engagement Results

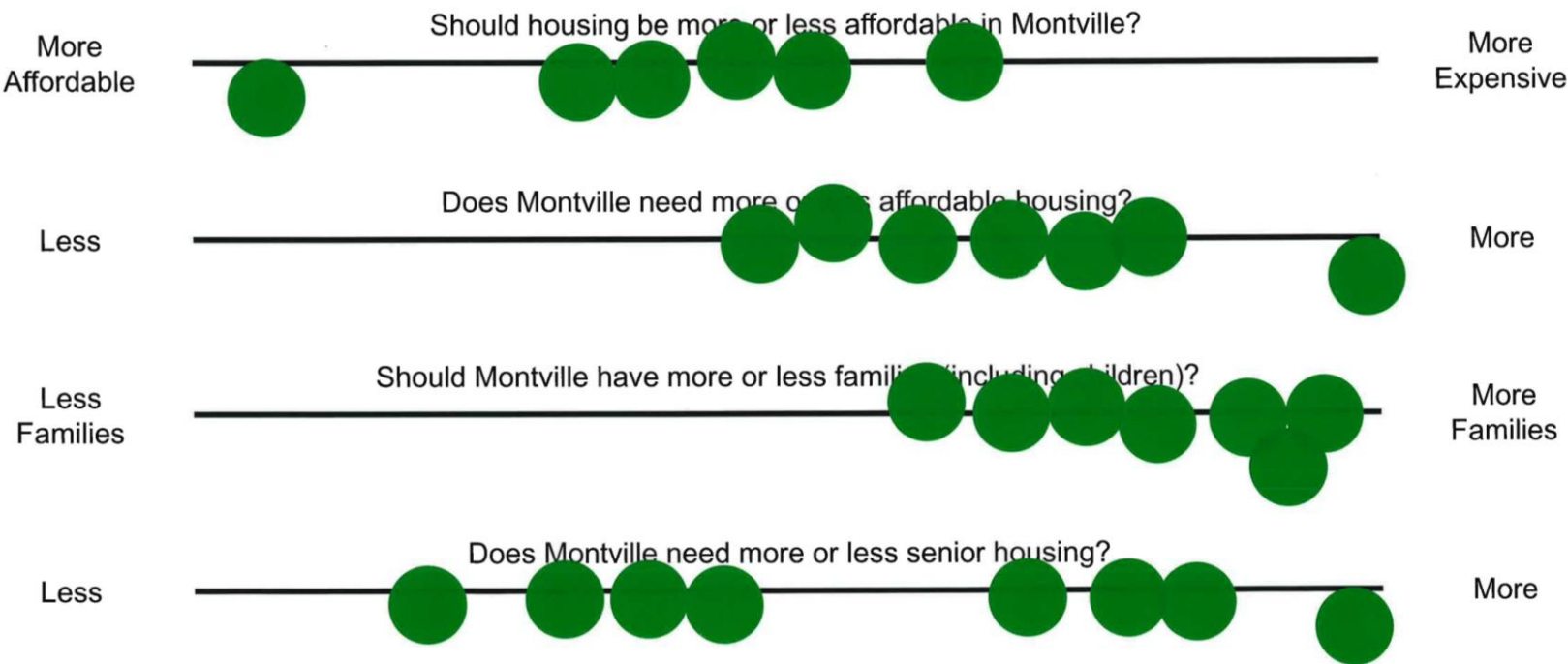
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Continuums of Change

Planning & Zoning Engagement Results

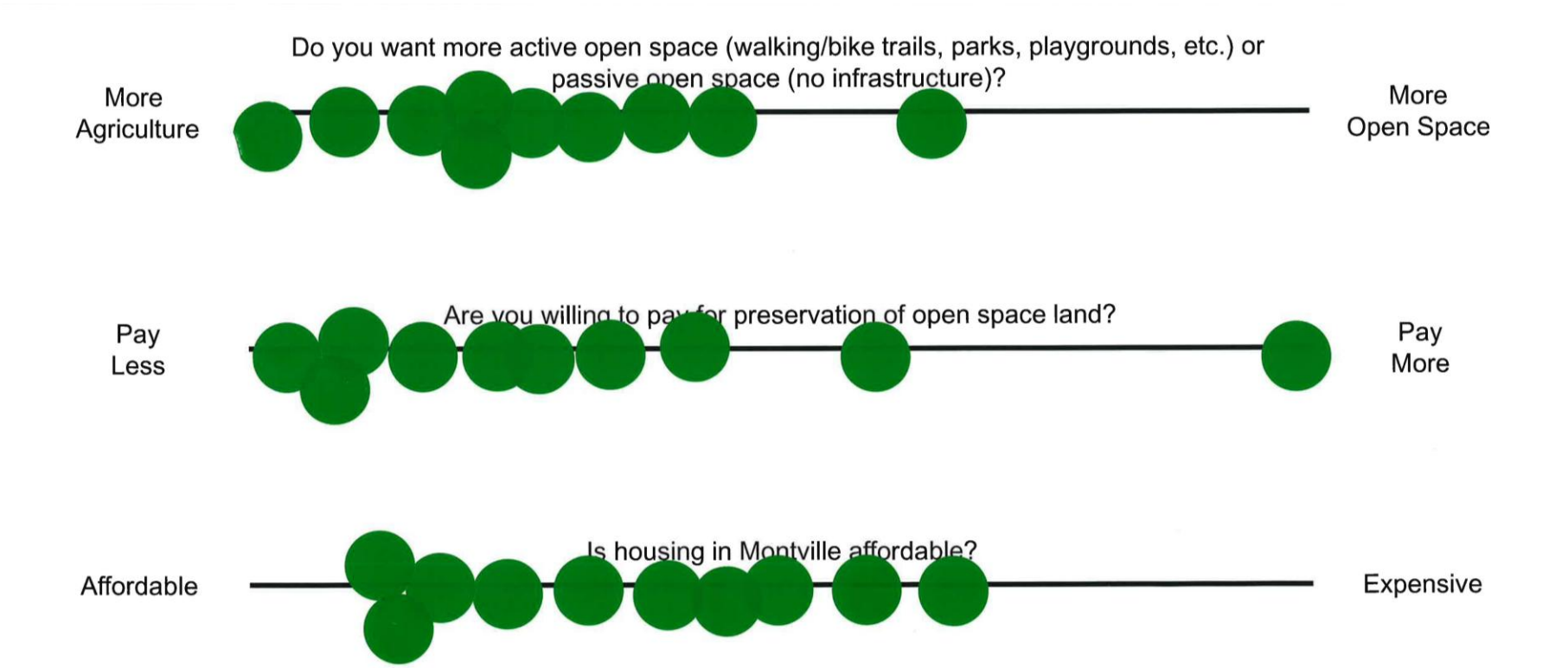
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Continuums of Change

Planning & Zoning Engagement Results

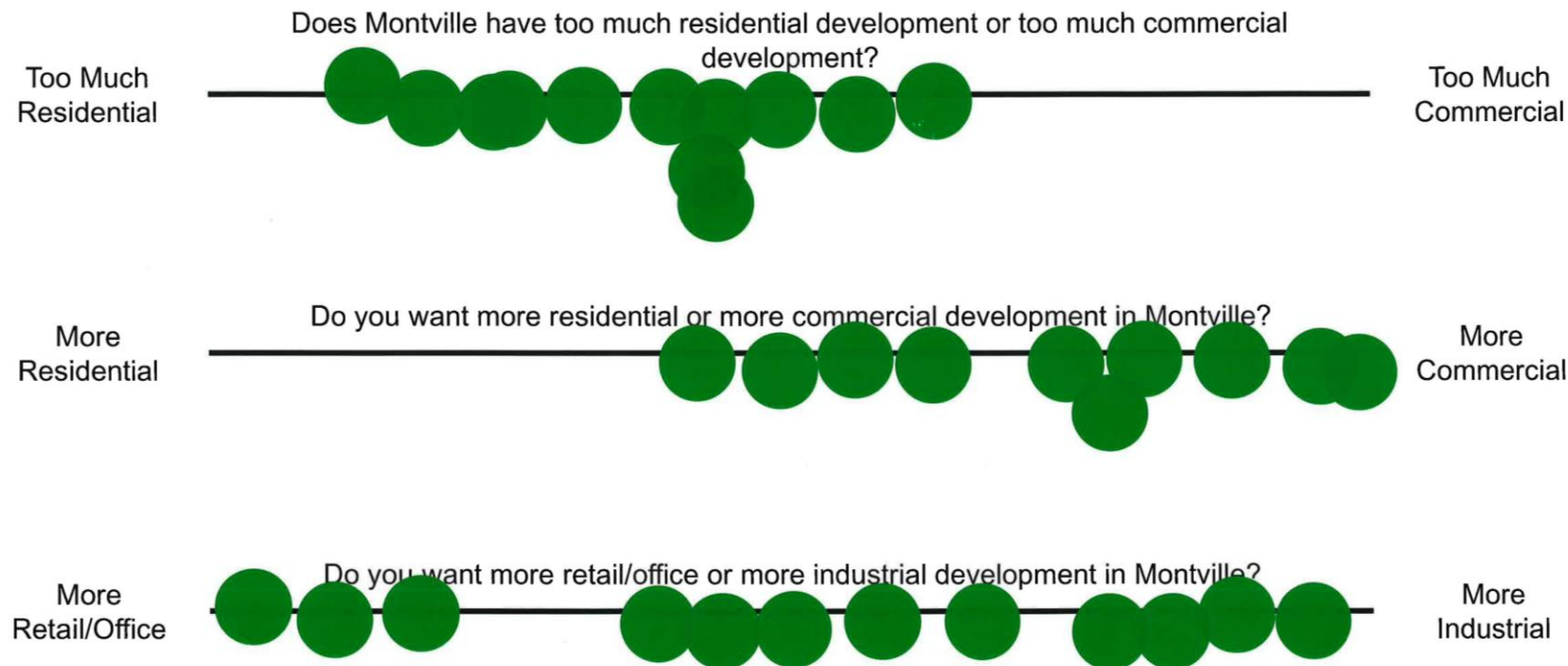
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Continuums of Change

Planning & Zoning Engagement Results

The participants in this exercise had to place a dot along the continuum to identify their perspective.



Prouds & Sorrys

Planning & Zoning Engagement Results

Participants in this exercise were asked to place a dot on the map of Montville to identify areas of Montville that they are most proud of (green dots) and least proud of (red dots).



Discussion: SWOT Analysis

Planning & Zoning Engagement Results

The participants were asked to identify the Strengths, Weaknesses, Opportunities, and Threats within the Town of Montville.

Strengths

- Location
- Town Size
- Lots of Forests
- Schools (Aging Buildings)
- Transportation Options (Bus, Rail, Water)
- Casinos (Recognition, Employment Options)
- Tribe

Weaknesses

- Transportation (Under-utilized)
- Highway (Traffic Skips Montville)
- Non-Cohesive Development
- Rail Line Location
- Infrastructure (Capacity, Location, Age)
- Casinos (Dictate People & Businesses)
- Lack of Large Industrial Parcels

Opportunities

- Casinos
- Location & Amount of Vacant Land
- Ability to Do More in/for Montville

Threats

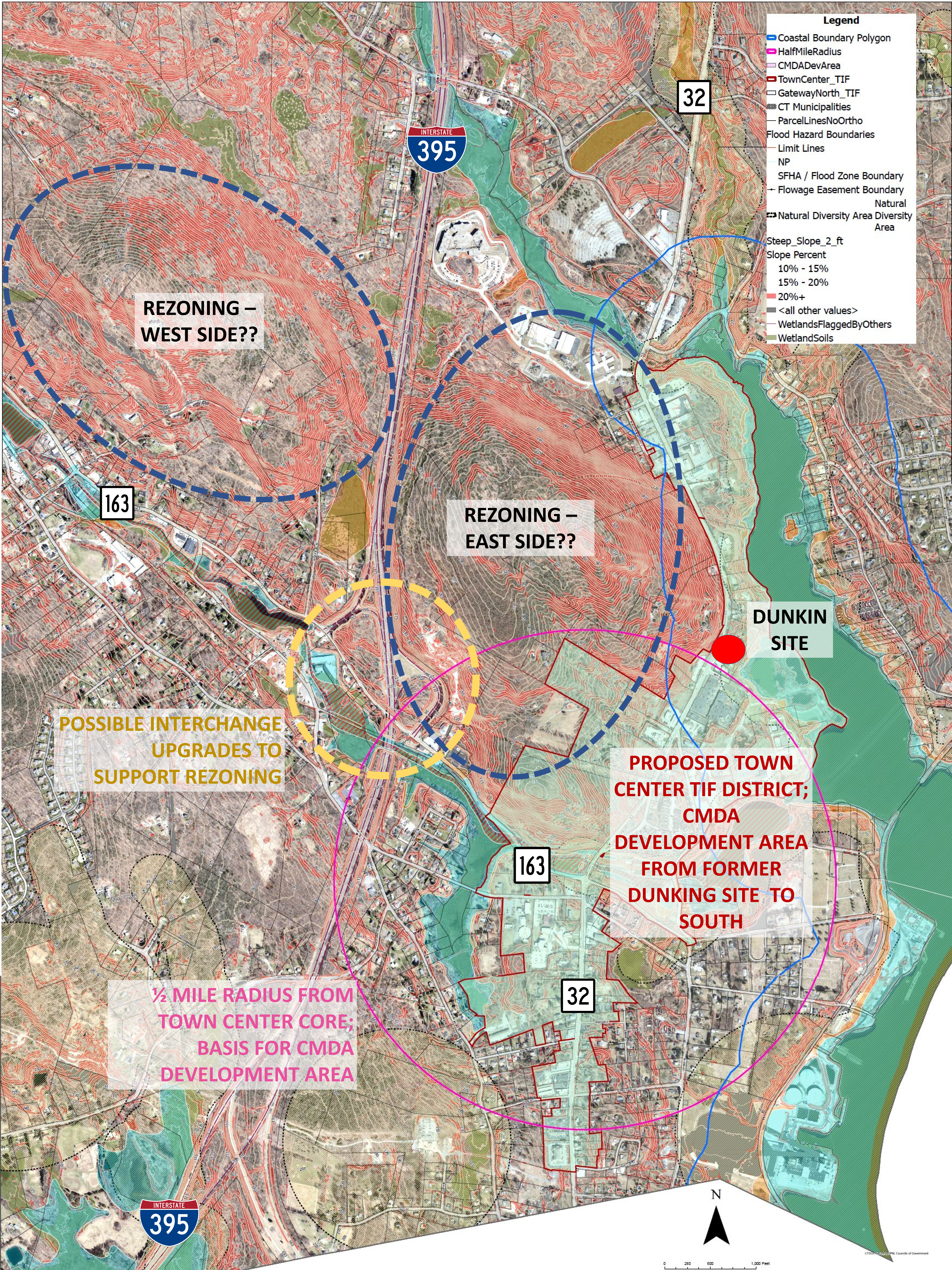
- Social Media
- Residents not Investing in Montville
- Town “Vibe”
- Housing Need vs. Utility Need vs. Preservation
- Adjacent Towns, Impact on Montville
- State/Courts Ignoring Town’s Desires

Summary of Engagement Results

Planning & Zoning Engagement Results

Overall, the first round of engagement activities yielded the following observations:

- Montville's Round 1 participants generally support more investment and development, particularly in the Town Center and along Route 32.
- Housing and economic development emerged as clear priorities, with interest in expanding housing options and creating more opportunities for businesses and residents.
- Commissioners value Montville's existing character and natural resources and want growth to occur without sacrificing open space, agriculture, and the Town's rural identity.
- There is a sense that Montville's assets are underutilized, including its transportation network, vacant land, location, and proximity to the casinos.
- Participants expressed concern about fragmented development and infrastructure limitations, suggesting that future growth should be more cohesive and intentional.
- Overall, the participants appear supportive of change, but want to see growth that is thoughtful, appropriately located, and balanced.



Legend

- Coastal Boundary Polygon
- HalfMileRadius
- CMDADevArea
- TownCenter_TIF
- GatewayNorth_TIF
- CT Municipalities
- ParcelLinesNoOrtho
- Flood Hazard Boundaries
- Limit Lines
- NP
- SFHA / Flood Zone Boundary
- Flowage Easement Boundary
- Natural Diversity Area
- Natural Diversity Area
- Steep_Slope_2_ft
- Slope Percent
- 10% - 15%
- 15% - 20%
- 20%+
- <all other values>
- WetlandsFlaggedByOthers
- WetlandSoils

**REZONING –
WEST SIDE??**

**REZONING –
EAST SIDE??**

**DUNKIN
SITE**

**POSSIBLE INTERCHANGE
UPGRADES TO
SUPPORT REZONING**

**PROPOSED TOWN
CENTER TIF DISTRICT;
CMDA
DEVELOPMENT AREA
FROM FORMER
DUNKING SITE TO
SOUTH**

**½ MILE RADIUS FROM
TOWN CENTER CORE;
BASIS FOR CMDA
DEVELOPMENT AREA**

N

0 250 500 1,000 Feet

POCD, Housing Plan, Zoning Regulations, Subdivision, Design Guidelines)

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