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August 28, 2026

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

I am writing in response to a request for an intermunicipal referral for the Town of Montville. The application was received on August 26, 2026. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The proposed amendments (Application 26 ZC 4) seek to make amendments to Section 2.14 (Farm and Farm Building), Section 2.8 (Accessory Dwelling Unit (In-Law Apartment)), and Section 4B.16 (Residential Uses by District), as well as add a new definition for "Affordable Accessory Dwelling Unit" to Section 2.8 and establish a new Section 4B.6A (Accessory Dwelling Units (ADU)). These amendments will define a "Farm" as consisting of at least five (5) acres of land and require that "Farm Buildings" meet principal structure height requirements and be set back at least 150 feet from any property line. Definitions will be updated in Section 2.8 to add an "Affordable Accessory Dwelling Unit" definition that establishes deed restriction covenants to preserve affordability for at least ten years under Connecticut General Statutes Section 8-30g. A new Section 4B.6A will be established to regulate ADUs by requiring that all permitted ADUs be affordable, establishing maximum size limits relative to the principal home, requiring one parking space, and prohibiting the use of wheeled or transportable structures as an ADU. Section 4B.16 Residential Uses by District Table will be amended to permit Accessory Dwelling Units in specific residential zones (specifically R-120, R-80, R-40, and R-20) in accordance with the new affordable ADU standards.

Based on a review of the material provided, I have determined that the proposed zoning regulation amendments 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