

Montville Planning & Zoning Commission
REGULAR MEETING
August 25, 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, Commissioners Lisa Terry, Josh Kobyluck, Joseph Summers, Chuck Longton, Sara Lundy and Alternate Mark Meyers. **Absent:** Commissioner Mickey Gillette. **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 July 28, 2026 Regular Meeting Minutes
 - b. Approval of the August 12, 2026 Special Meeting Minutes

MOTION (WILLS/TERRY) to APPROVE the minutes of the July 28, 2026 Regular Meeting and August 12, 2026 Special Meeting. All in favor. Motion APPROVED.

6. **Public Hearing:** NONE.

7. **Old Business:**
 - a. **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, 65 Day Extension Granted to 10/31/26*)

Chairman Pieniadz reported that the applicant met with Land Use staff August 17, 2026 to review requirements for their application and to request a 65-day extension, which was granted.

MOTION (DESJARDINS/LONGTON) to CONTINUE to the next regularly scheduled meeting of September 22, 2026. All in favor. Motion APPROVED.

- b. **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– Applicant: Fedus Engineering, Owner: Glenn Johnson (*Submitted 6/24/26, Date of Receipt 7/28/26, DRD 10/1/26*) **WITHDRAWN 8/20/26**

Chairman Pieniadz reported that the applicant withdrew their application and no action was required.

- c. **26 SITE 9 – 695 Route 32 (079-013-000) Proposed Residential Development (Middle Housing Development to Include Three (3) Townhouses)** – Applicant: John Eoanou; North Group, LLC, Owner: North Group LLC (*Submitted 7/14/26, Date of Receipt 7/28/26, DRD 10/1/26*)

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- d. Assistant Planner Meredith Badalucca shared that the applicant had not yet addressed comments provided to them or provided updated documents.

MOTION (LUNDY/DESJARDINS) to CONTINUE to the next regularly scheduled meeting of September 22, 2026. All in favor. Motion APPROVED.

- e. **26 POCD 1 - 2026 POCD Update** Proposed Amendments to the 2022 Montville Plan of Conservation and Development. Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 7/28/26, Date of Receipt 7/28/26, PH Set for 10/27/26, DRD N/A)*

Assistant Planner Meredith Badalucca noted the public hearing for the application was scheduled for October 27, 2026.

MOTION (TERRY/PIKE) to CONTINUE to the next regularly scheduled meeting of September 22, 2026. All in favor. Motion APPROVED.

8. New Business:

- a. **26 SUB 1 – 211 Chapel Hill Road (028-008-000) – 2 Lot Subdivision** – Applicant: Andrew Myers, Owner: Andrew and Margo Myers *(Submitted 8/7/26, Dated of Receipt 8/25/26, DRD 10/29/26)*

Chairman Pieniadz stated that the applicant received comments from the Town Engineer that day, and was waiting on comments from the Fire Marshal and Public Works.

MOTION (LUNDY/SUMMER) to CONTINUE to the next regularly scheduled meeting of September 22, 2026. All in favor. Motion APPROVED.

- b. **26 ZC 4 – Text Amendments to amend Section 2.14 Farm and Farm Building, Section 2.8 Accessory Dwelling Unit (In-Law Apartment) and Section 4B.16; and to add Section 4B.6A Accessory Dwelling Units (ADU).** *(Submitted 8/21/26, Date of Receipt 8/25/26, PH to be Scheduled, DRD N/A)*

Assistant Planner Meredith Badalucca read her Staff Report into the record, including the proposed text amendment changes based on Substitute House Bill No. 5288 Public Act No. 26-7, “AN ACT CONCERNING UTILITY CONNECTIONS FOR ACCESSORY DWELLING UNITS,” which goes into effect October 1, 2026.

Chairman Pieniadz asked if the House Bill exempted any requires for septic, to which Assistant Planner Meredith Badalucca responded it did not. Chairman Pieniadz discussed lot sizes in relation to accessory dwelling units (ADU) and noted that an ADU can get lost in the acreage on a larger lot. Assistant Planner Meredith Badalucca responded that staff felt that in their experience most were purchasing homes and splitting them as an ADU to achieve a two-family home. Director Dennis Goderre noted that a minimum 40,000 square foot lot was required per zoning regulations if septic was not in place. Commissioner Terry asked if a ‘tiny home’ would qualify as an ADU, to which Assistant Planner Meredith Badalucca responded that in relation to the proposed text changes they would if they met the building code requirements for the R-20 or R-40 zones. Commissioner Meyers questioned if an ADU

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had to qualify as affordable housing, to which Assistant Planner Meredith Badalucca responded they were not required to. Commissioner Summers discussed conflict issues within Substitute Housing Bill 5288 regarding how building departments consider ADU as far as a single-family residence or two-family residence, which were currently being reviewed by the state. Discussion ensued regarding the requirement of affordability for ADU. Commission Meyers noted that the detached structure could become more desirable and if affordability was an aspect the commission may want to consider which zones are restricted. Commissioner Lundy stated she was in favor of allowing ADU in lower density zones to make them more permissive. Chairman Pieniadz stated he felt a deed restriction would be a good idea for ADU. Director Dennis Goderre stated Land Use staff would review the suggestions and consult with legal counsel.

MOTIN (TERRY/LONGTON) to schedule a public hearing for 26 ZC 4 at the next regularly scheduled meeting of September 22, 2026. All in favor. Motion APPROVED.

- c. **C.G.S. § 8-24 Review for the Future Sale of 192 Maple Avenue** (*Decision Required within 35 Days of Receipt by PZC*)

Director Dennis Goderre explained that the property was taken in a tax foreclosure and the review was being referred out to all town departments. Director Dennis Goderre noted there was drainage on site that had caused issues on Maple Avenue in the past and there would likely be a recommendation to place an easement on the property for the town as well as improvements to be made by the town or buyer to prevent future flooding.

MOTION (LONGTON/DESJARDINS) to CONTINUE to the next regularly scheduled meeting of September 22, 2026. All in favor. Motion APPROVED.

9. **Zoning Matters:** ZEO Report was read into the record by Zoning and Wetlands Officer Stacy Radford.
10. **Updates and Status of Development of Town Comprehensive Plan (Housing Plan/POCD/Zoning Regulations/Subdivision Regulations/Design Guidelines)**
- a. Schedule Review
 - b. Recap - Special PZC Meeting 8/12/26 – Results from Group Exercises

Director Dennis Goderre reviewed the schedule of the Town Comprehensive Plan and the results from the Special PZC Meeting on August 12, 2026 with Goman + York that was provided to all members on screen for all to view. Discussion ensued. Director Dennis Goderre shared that on September 29, 2026 Goman + York would be hosting a public workshop regarding the 2028 Plan of Conversation and Development at 6:00 at the Community Center, similar to what was done with PZC commissioners on August 12th.

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

Director Dennis Goderre reported that he wanted to engage the Connecticut Municipal Housing Authority (CMDA) with identifying a development area in town and showed a map on screen for all to view of the potential developable areas in Montville. Director Dennis Goderre explained that the need for industrial land had been discussed previously, and suggested considering the area around Interstate 395 and the interchange at Route 163. Director Dennis Goderre discussed

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the utility and infrastructure needs for industrial and light industrial areas. Director Dennis Goderre noted the area would have challenges to overcome, such as site lines. Commissioner Summers stated he thought it was a good idea for the area, which was not currently being utilized. Director Dennis Goderre added that if Maple Avenue was realigned as part of the Revive & Renew effort it could provide additional industrial land potentials and opportunities. Commissioners were in agreement to investigate the area for potential industrial zoning.

12. Discuss Possible Limits of CMDA Development District

Director Dennis Goderre explained that as a CMDA member, which was voted by Town Council to opt into, the Town of Montville needed to have a downtown core, which was the Town Center area. Director Dennis Goderre stated that a development area needed to be established based upon a roughly half-mile radius of the downtown corridor. Director Dennis Goderre showed a map on screen for all to view highlighting a half-mile radius of the intersection Route 32 and Route 163, which was established as a starting point based on his conversation with CMDA. Director Dennis Goderre explained that in order to qualify for a development area there had to be specific zoning regulations in place to promote middle housing and that permitted middle housing as-of-right in that area. Director Dennis Goderre continued that the Town of Montville would also need to require 10% of residential housing in the development area to be set aside as affordable for 80% of the area median income, which had already been put into place. Director Dennis Goderre added that the most area to be discussed was within the overlay zone, which already allowed middle housing as an as-of-right permitted use, so the main item at hand was establishing the boundaries of the district. Director Dennis Goderre explained the development district could be utilized as a financing mechanism which could in turn assist in funding infrastructure, road improvements, beautification and things of that nature. Director Dennis Goderre stated the proposed development area shown ended on the north side of Route 32 to encompass the former Dunkin Donuts site. Director Dennis Goderre suggested the area should also capture out towards the waterfront to the Waterford town line and out towards Jerome Avenue. Director Dennis Goderre stated he would discuss with CMDA if it was important to include the Interstate 395 interchange and that he excluded the proposed industrial land areas previously discussed. Director Dennis Goderre stated the goal of the development area would be getting density in a downtown core and to facilitate that by allowing it as-of-right. Chairman Pieniadz shared that he thought the proposed development area was a great starting point that covered the Revive & Renew efforts, housing within the corridor and encourage economic development along the Route 32 corridor.

Director Dennis Goderre noted that the TIF District discussion was currently on hold after consulting with the Mayor as there was more to be learned from the POCD update work, which would capture and compliment the TIF District.

13. Land Use Director Report:

- a. Community Building Workshop conducted by the Nature Conservancy mid-September
- b. Other

Director Dennis Goderre stated that the Community Workshop was by invitation only and would be held virtually on September 15, 2026 from 9:00 am to 12:00 pm and would cover identifying vulnerabilities in communities related to climate events.

14. Correspondence: NONE

15. Executive Session: NONE

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16. Adjournment.

MOTION (SUMMERS/DESJARDINS) to ADJOURN the meeting at 7:40 p.m. All in favor.
Motion APPROVED.

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