



September 3, 2026

Montville Planning and Zoning Commission
c/o Meredith Badalucca, CZEO, Assistant Planner
Town of Montville
310 Norwich New London Turnpike
Uncasville, CT 06382

Subject: 2026 POCD Update, Revive and Renew 163/32

Dear Commissioners:

Thank you for notifying the Connecticut Department of Energy and Environmental Protection (CTDEEP) Land and Water Resource Division (LWRD) of the proposed update to the Town's Plan of Conservation and Development (POCD), received on June 29, 2026. Acting as the Commissioner's staff, our office has reviewed the proposed amendments for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA). We offer the following comments for the Commission's consideration.

The proposed planning document to be included in the POCD upon adoption describes a vision for Montville that includes more diverse housing options and mixed-use developments, adaptive reuse of underutilized sites, and increased walkability in several designated nodes along the Route 163 and Route 32 corridors. The plan identified eleven total nodes including three priority "opportunity" nodes.

Among the opportunity nodes, the Cove District, which fronts Horton Cove, is within the statutorily defined coastal boundary. From a coastal management perspective, we support the proposed plans for the Cove District that call for housing and mixed-use developments outside of the FEMA-designated Special Flood Hazard Area. The plans for this area, if enacted, may allow Montville to diversify its housing stock and attract new residents and businesses while avoiding new development in flood-prone areas. We also support the envisioned enhancements to public access to Horton Cove and the nearby Thames River via improvements and additions to multi-use trails in the area, as the enhancements align with the goals of the CCMA and the Town's existing POCD.

LWRD finds the plan consistent with the CCMA because it avoids additional adverse impacts on coastal resources, sets the stage to improve public access to the Town's waterfront, and prioritizes protection of life and property by proposing placement of residential development outside of flood zones.

Please be advised that this consistency determination is based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning considerations which may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

We hope that the Commission finds our comments helpful. Please contact me at fred.oliver@ct.gov if you have questions about this or any other coastal matter.

Sincerely,

A handwritten signature in dark ink that reads "Fred Oliver". The signature is written in a cursive, slightly slanted style.

Fred Oliver
Environmental Analyst
Land and Water Resources Division

FO/o