



Town of Montville Plan of Conservation and Development/Housing Advisory Committee

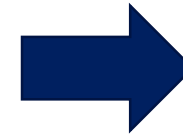
Prepared & Presented by:

Goman York Property Advisers LLC

September 9, 2026

GOMAN+YORK

- Introductions
 - Committee / Staff
 - Goman + York
- Scope of Work
 - **Plan of Conservation and Development (Advisory Comm. Focus)**
 - Housing Plan Overlap w/ POCD – Grant funded (Dept. of Housing)
 - Zoning Regulation Rewrite
 - Subdivision Regulations
 - Design Guidelines
- Schedule
 - Spans two fiscal years ('27 – begin of '28)
 - POCD complete Fall 2027
 - Adoption Fall-Winter 2027



Public Outreach

Starts 9/29/29

Webpage online under Land Use

Introductions & Context

Goman+York Overview



Plan of Conservation & Development

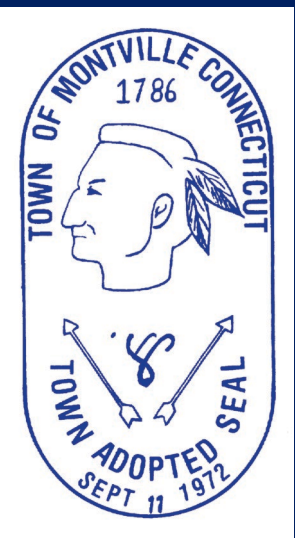
Goman+York Overview

- We are a dynamic consulting and advisory firm focused on planning, economic development, design, market and financial feasibility, and real estate.
- Our work is based upon market realities and the capacity of clients to take plans from concept to implementation.
- We are driven by outcomes and focused on results—very attuned to identifying and avoiding those plans which are attractive but impractical—plans that can't be implemented or built.
- Our work includes comprehensive plans, master plans, economic investment strategies, economic development services, and fee-for-service real estate advisory services.



The Plan of Conservation & Development and the Planning Process

Montville's Plan of Conservation & Development



Plan of Conservation & Development

Statutory Authority

- C.G.S. 8-23 – Plan of Conservation & Development:
 - a statement of *policies, goals and standards* for the physical and economic development of the municipality...
 - the *commission's recommendation for the most desirable use of land* within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population...
 - be designed to promote...the coordinated development of the municipality and the general welfare and prosperity...

ECONOMIC
DEVELOPMENT



NATURAL
RESOURCES



HOUSING



PUBLIC
SERVICES

Town of Montville

Town Staff

Planning & Zoning Commission

Town Agencies

Goman+York

Don Poland, PhD, AICP

Justin LaFountain, AICP

Georgienna Driver, AZT

Goman+York Staff & Resources

History & Context

Experience

Public Input

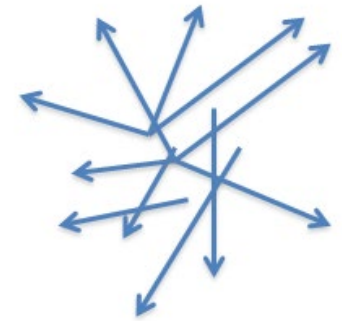
UPDATED POCD

Plan of Conservation & Development

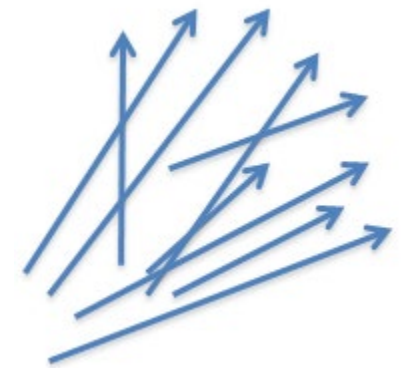
The Planning Process

- **Where Are We Today?** (Existing Conditions)
Historic context, socioeconomics, demographics, market analysis, land use analysis, cultural assets, conservation needs, etc.
- **Where Do We Want To Be in the Future?** (Vision)
Community aspiration: the vision and desired outcomes for the community. What does Montville want to be in the future?
- **How Will We Get There?** (Strategies for Improvement)
The actions for achieving what Montville wants. How Montville will move toward desired outcomes.
- **How Will We Know We Are On the Right Course?** (Measures)
Establish measures to track progress.
- **Implementation.** (A Road Map & Action Agenda)
Charting the course to ensure the Plan is implemented.

Decision Making
Without Planning



With Planning



Plan of Conservation & Development

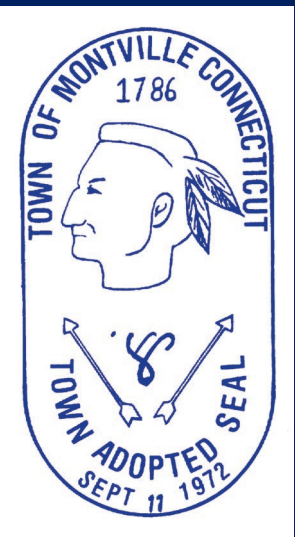
The Planning Process

- **Who do we want to hear from in this process?**
 - Everyone! Residents, board/committee members, stakeholders, local businesses, etc.
- **How does public input factor into the process?**
 - The final plans and strategies provide a vision for the community. These are not Goman+York's plans, these are not staff plans, these are *your* plans.
 - The input directly informs the direction that the plans and strategies move forward.
 - There is no cookie cutter process, and no two towns are alike.



We want to hear from you!

What topics do your respective boards and committees want addressed?



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Plan of Conservation & Development

Next Steps and Public Engagement

- **Data Collection and Document Review (Existing Conditions)**
- **Public Engagement Session-September 29th, 6pm**
- **Public Survey**
- **Preparation of a Vision**
- **Reconnection with the Advisory**