



September 17, 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: 26 ZC 4 Proposed Zoning Amendments

Dear Commissioners:

Thank you for notifying the Connecticut Department of Energy and Environmental Protection (CTDEEP) Land and Water Resource Division (LWRD) of the proposed municipal zoning regulation amendments noted above, received on August 26, 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).

The proposed amendments to section 2.14 modify the definition of farms and clarify their relationship to zoning regulations. The proposed amendments to section 2.8 reclassify in-law apartments as accessory dwelling units (ADU) and define ADU. They also add a new section, 4.86A, which states where ADU will be permitted, defines their characteristics, and states that they must be affordable.

The proposed amendments would have little direct impact on coastal resources, as any concerns about increased density within coastal flood hazard areas would be addressed by the Coastal Site Plan Review process. We therefore find that these proposed amendments are consistent with the CCMA.

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,

Fred Oliver
Environmental Analyst
Land and Water Resources Division

FO/o