

**Town of Montville – Plan of Conservation & Development/Housing
Advisory Committee Meeting No. 1: Agenda
Wednesday, September 9, 2026
6:00 p.m. Room 203, Montville Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382**

MINUTES

Attendees:

Goman + York Consultants:

- Justin LaFountain (SVP Planning and Economic Development)
- Georgie Driver (Principal Planner and Economic Development Specialist)

Committee Members:

- Chairperson Sara Lundy (Planning & Zoning Commission)
- Dean Terry (WPCA)
- Bonnie Bacon (Conservation Commission)
- Councilor Tim May (Town of Montville)
- Jon Chase (Parks and Recreation Commission) (6:03)
- Karen Perkins (Commission on Aging)
- Stephen Lougee (Public Safety Commission)
- Carol Burgess (Board of Education)
- Leonard Bunnell – Mayor (Town of Montville) (6:05)
- Carmelo Rodriguez (Economic Development Commission)
- Anthony Vellucci (Inland Wetlands Commission)

Also Present:

- Dennis Goderre – Director of Land Use and Development (Town of Montville)
- Stacy Radford – Zoning/Wetlands Officer (Town of Montville)
- Meredith Badalucca – Land Use Assistant Planner (Town of Montville)
- Katherine Rose – Land Use Administrative Assistant (Town of Montville)

Absent: Mark Brown (Mohegan Tribe)

1. **Call to Order.** Chairperson Sara Lundy called the meeting to order at 6:01 p.m.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Introductions.** All in attendance introduced themselves and identified the group they represented.
4. **Scope of Work Review.** Director Dennis Goderre explained that the goal for the next Plan of Conservation and Development (POCD) was to include robust public outreach and to envision the larger picture of Montville 2050. Director Dennis Goderre stated that Goman + York would assist in creating the POCD and the new Housing Plan, per the new 2025 law that mandates municipalities create and update a housing plan every five years. Director Dennis Goderre noted that the Housing Plan would need to meet the state affordable housing threshold and in March 2027 the Council of Governments would notify the Town of Montville what affordable housing figures would need to be met. Director Dennis Goderre stated the POCD would be the principles that would then guide the Zoning Regulations rewrite, the Subdivision Regulations rewrite and the Design Guidelines.

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5. **Schedule Review.** Director Dennis Goderre stated the work schedule for the POCD spanned two fiscal years and the anticipated POCD completion date was Fall 2027. Director Dennis Goderre noted that the POCD was a great segue to implementation of the Revive & Renew Routes 163 / 32 Strategic Investment Plan, which the Planning and Zoning Commission was looking to adopt into the current POCD and carry into the new POCD.
6. **About POCD Process; Brief Presentation by Goman + York.** Justin LaFountain shared a presentation on screen for all to view titled “Stakeholder Kickoff Meeting.” Justin LaFountain explained that the POCD was 10-year document required by state statutes and read aloud excerpts from Connecticut General Statutes § 8-23 which defined the meaning of a POCD, as listed in the presentation shared with all members. Justin LaFountain discussed the benefits of a comprehensive POCD and explained that included a combination of expertise, history and public input. Justin LaFountain stated the POCD should be easily read and understood by all who access it. Justin LaFountain noted that anything included within a POCD was in better standing for potential future grant funding. Justin LaFountain stated that the goal in the POCD process would be to hear feedback from those that don’t typically contribute. Justin LaFountain noted that the data provided at the meeting would be put into a report that would be made public, which was done for the Planning & Zoning Commission Kickoff Meeting and would also be done following the Public POCD Kickoff session scheduled for September 29, 2026, so that the information could be compared.

Jon Chase stated that he felt the POCD developed two decades prior was very comprehensive but the amendment made about ten years ago seemed to dial back in its breadth. Jon Chase asked what Goman + York thought about the Town of Montville’s earlier POCDs in regards to strengths and weaknesses. Justin LaFountain responded that Jon Chase’s summary of the previous POCDs was the general take of Goman + York, and that the most recent POCD was missing a lot of comprehensive detail. Justin LaFountain stated some ideas from the last POCD may be utilized but the current process was starting brand new.

Chairperson Sara Lundy asked what period of time the POCD would cover. Justin LaFountain responded the statute required the plan to cover 10 years but Goman + York liked to look 10 years past that mark, and the POCD could always be amended as needed. Discussion ensued regarding the history of the previous POCD processing and planning intentions.

7. **Roundtable Discussion.** Justin LaFountain and Georgie Driver asked the members in attendance to share three topics important to the constituents they represent, which they had been requested to compile prior to the meeting.

Deane Terry stated that he did not receive feedback from other WPCA members as they were unsure of their function at this stage of the process. Deane Terry shared that the WPCA was currently working to establish its capacity, as they knew expansion would be necessary. Deane Terry stated the capacity numbers currently fluctuated between 80% and 85%, but that was not locked in. Deane Terry continued that the WPCA was also working to determine what projects in town were currently approved and what was upcoming. Deane Terry noted that the Mohegan Sun Casino and Corrigan Correctional Facility were big impacts on the capacity of WPCA.

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Bonnie Bacon stated the Conservation Commission asked for a change to the open space/land use conservation acquisition fund policy, which currently covered subdivisions over 50 units. Bonnie Bacon stated they would like the policy to be updated to expand revenue sources for the acquisition of open space. Bonnie Bacon shared the second request was to find ways to promote more outdoor activities such as Schofield Pond, which had a private owner by the parking lot and trails were owned by the Town of Montville. Bonnie Bacon stated the Conservation Commission would like the pond to be more accessible to the public, and also for a plan to be developed for the Mostowy property. Bonnie Bacon explained that the Mostowy property was currently open space that they would like to see better maintained. Bonnie Bacon stated the last item was that there were no sidewalks or shoulders on public roads for foot traffic. Bonnie Bacon stated they would like the roads to be made more pedestrian and bicyclist friendly especially near the elementary schools and main routes.

Jon Chase noted that the Mostowy land was statutorily dedicated open space and part of that dedication process was a shared holding between the Conservation Commission and the Parks and Recreation Commission. Jon Chase continued that there was not a set plan in place to ensure mowing, maintenance, etcetera was happening to allow for accessibility. Jon Chase stated the DEEP previously provided recommendations for the property, which he could try to find and share with Goman + York.

Councilor Tim May stated that the main focus of the Town Council was senior housing and shared that in-law housing was needed. Councilor Tim May stated they felt the Route 32 overlay was an excellent idea that should be pushed to increase economic development. Councilor Tim May noted that parking was a large deficiency due to storm water management requirements and felt that needed to be addressed as to be more accommodating. Councilor Tim May explained that the Southeastern Connecticut Water Authority (SCWA) had jurisdiction on certain 'exclusive service areas' in town which kept development from coming to Montville because there was a lack of fire protection in the way of hydrants not be located within 1000 feet of a property. Councilor Tim May questioned what other avenues could be taken in regards to this as it directly related to economic development. Discussion ensued regarding the history of the SCWA exclusive service areas.

Jon Chase shared that it was the outlook of the Parks and Recreation Commission to maintain what Montville had, as in previous years there was a focus on building of resources that were not necessarily maintained. Jon Chase stated the Parks and Recreation Commission would like to see a process in which capital improvement needs are addressed. Jon Chase continued they would also like to see a greater recognition that the charge of the Parks and Recreation Commission was not limited to just organized sports, but also passive recreation opportunities in open space areas and acknowledging that the recreational opportunities people pursue may vary. Jon Chase stated the last item was to consider if the Town of Montville was properly setting aside space now for the future town that may be more developed than it currently was. Jon Chase noted that setting aside open space may be less achievable in years to come.

Karen Perkins stated the main concern of the Commission on Ageing was also senior housing, in regards to true senior housing that was not necessarily low-income based but that was affordable. Karen Perkins noted that placement along the Route 32 corridor would be ideal. Karen Perkins shared that the second concern of the Commission was senior safety and communication. Georgie Driver asked if there was a specific type of senior housing that

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members would like to see. Councilor Tim May responded that more of a “granny pod” type concept was sought with an even split of assisted and independent living. Councilor Tim May agreed that Town communication with the public needed to improve. Discussion ensued.

Georgie Driver asked if feedback could be gathered from veteran constituents.

Stephen Lougee shared that the Public Safety Commission would like to see fire protection as a whole addressed on the developmental side of the POCD. Stephen Lougee stated the Town of Montville currently had three water tankers, which he was unsure if the 7,000 gallons of water they held would be enough to put out a house fire today. Stephen Lougee stated the Town road designs were not conducive geometrically to fire apparatus. Stephen Lougee explained that the volunteer side of fire department staffing was suffering so any future development would put a strain on the Town’s fire service. Stephen Lougee stated that the same should be considered for the police service.

Carol Burgess stated the infrastructure of the schools was the main concern of the Board of Education. Carol Burgess noted the elementary school buildings were at the end of the projected useful life of the improvements from two decades prior and the middle school, which was the newest of the schools, was 30 years old. Carol Burgess continued that the alternative high school was currently housed in the former Palmer School building, which was owned by the Palmer Foundation and also needed a lot of improvements. Carol Burgess stated the need to build a new school or multiple schools should be explored. Carol Burgess explained the ideal goal would be to have one central large elementary school to replace the current three elementary schools so that economies of scale could be achieved. Carol Burgess shared that the second concern was the lack of recreation spaces for kids that qualified as a third space, and that many local kids spent free time at the casino. Carol Burgess added that there was no public transportation locally unless you lived along Route 32, and there was also a need for walkable and bikeable areas. Carol Burgess also shared that the Board of Education would like to see community engagement such as internships between students and local businesses.

Jon Chase noted the Town of Montville had a community center located in an old school which was an obsolete building, but that when a new center was studied previously cost was inevitably always an issue. Chairperson Sara Lundy stated that the POCD should include funding methods. Jon Chase added that there were recreational opportunities available in nearby municipalities that should be considered in regards to where town funds are spent.

Mayor Leonard Bunnell noted that many of the items discussed were currently being addressed by the Land Use and Development Department. Mayor Bunnell stated that Director Dennis Goderre pointed out to him the under-utilized waterfront space in town and felt the emphasis on waterfront access along the river would attract people, housing and economic development. Mayor Leonard Bunnell stated that he agreed senior housing was a concern. Mayor Leonard Bunnell stated that road safety improvements would be in line with the Revive & Renew initiative. Discussion ensued regarding waterfront properties and potential tourism attractions.

Carmelo Rodriguez of the Economic Development Commission shared that in his conversations with constituents taxes were a big concern and increasing the commercial tax

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base would help increase town revenue. Carmelo Rodriguez stated there should be an emergency plan in place if the Town of Montville was to lose a large commercial use. Carmelo Rodriguez stated he felt the Town of Montville should work with current businesses and plan for economic growth. Carmelo Rodriguez added that many business and community members he spoke to shared that they were concerned with the school system. Carmelo Rodriguez stated that Montville needed to be more business friendly and engage with businesses to find resources to assist them. Carmelo Rodriguez expressed the impression of the visibility of the town should be improved. Director Dennis Goderre noted that the TIF District would help accomplish those things once it was established.

Anthony Vellucci of the Inland Wetlands Commission stated he would be following up with his commission members at their next regular meetings. Anthony Vellucci shared that as the owner of a marine welding company he felt any dock or marine additions to Montville would be a major draw, such as dockage closer to the casino. Anthony Vellucci noted that nearby towns had port authority or harbor commissions and questioned if one could be established in Montville. Anthony Vellucci stated that bringing larger vessels to the area was a missed opportunity.

Chairperson Sara Lundy of the Planning and Zoning Commission shared that the main focus was to right-size the zoning regulations to achieve town goals. Chairperson Sara Lundy explained that in the past the zoning regulations dictated a lot of what was done and she felt there was a lot of interest in developing a POCD with regulations to support it.

8. **Outreach Process.** Justin LaFountain noted the Public Engagement Session for the POCD process was scheduled for September 29, 2026 at the Community Center at 6:00 p.m. and encouraged all to attend. Director Dennis Goderre stated that Land Use staff was working to disseminate the event flyer and information to all town agencies as well as the public. Justin LaFountain stated that Goman + York was also working on creating a public survey that would be available online and ideally be ready to launch the evening of the Public Engagement Session. Director Dennis Goderre asked that Goman + York prepare a timeline of major milestones for deliverables such as a schedule for outreach meetings, online surveys, etcetera.
9. **Next Steps.** Justin LaFountain shared that the next steps would include data collection, review of existing conditions and preparing a vision. Director Dennis Goderre noted the next regular meeting was scheduled for December 9, 2026 at 6:00 p.m. in Room 203 of Montville Town Hall. Bonnie Bacon asked if existing businesses could be listed on the town website. Assistant Planner Meredith Badalucca stated she would follow up with the IT Department.
10. **Adjournment.** The meeting was adjourned at 8:06 p.m.