



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Staff Report Prepared by Meredith Badalucca on 9/17/26

C.G.S § 8-24 Referral: For the sale of 192 Maple Avenue Parcel ID: 077-021-000

Staff received a request for a C.G.S. §8-24 review and report to the Town Council for the sale of 192 Maple Avenue (077-021-000) from Mayor Bunnell and Finance Director, Julie Chapman. The request states “The proposed sale includes a two-story residential structure on 1.5 acres in an R20 zoned location.”.

Staff Comments:

This parcel consists of 1.5 +/- acres and is located within the R-20 Zoning District. There is approximately 180 feet of frontage on Maple Avenue.

Minimum requirements of Zoning Regulation Section 9 – R-20 District:

- Lot size: 20,000 square feet for single family dwellings if the lot is served by public sewers. If not served by public sewers, minimum lot size is 40,000 square feet.
- Frontage: 80 feet
- Front yard setback: 40 feet,
- Side yard setback: 10 feet or 20 feet for Multi-Family
- Rear yard setback: 40 feet

This parcel is located within the Housing Investment Area on the Future Land Use Map in the 2022 POCD. The Housing Investment Area includes, Lots less than or equal to 20,000 Sq. Ft., Within Sewer District Boundary, Neighborhood Conservation Areas, Infrastructure Area, and Municipal Uses.

The Assessor Field Card indicates that the Town acquired this parcel as a foreclosure sale on August 4, 2026 via Volume 726, Page 643 in the amount of \$40,545.02. The field card further indicates that the property contains a 1,568 sf, 3 bedroom, 2 bath Single Family Home built in 1900, as well as a 384 sf one story barn built in 1900.

Our department has one zoning permit (89-180) on file for this property, dated June 18, 1989 to rebuild deck with roof under.

ZEO Radford and myself completed a site inspection on September 15, 2026. There is drainage/intermittent stream (subject to confirmation by a Soil Scientist) that runs across the back and along the side of the parcel in between the driveways for 192 & 190 Maple Avenue. Please see the attached pictures as well as, aerial photo from Nearmaps.

Staff feels that this site could potentially be used for a middle housing development to include affordable & mixed incomes. Director Goderre has created a 6 Unit Townhome Concept Plan which is attached to this staff report.

Staff suggest that any report of approval to the Town Council include the following recommendations:

- An RFP shall be issued for development of the parcel as a middle housing development with some affordable units prior to the general sale of the property.
- Take into consideration the comments listed below from the various departments.
- Define Drainage Easement area prior to transfer.
- Drainage Easement documents prepared by Town Attorney.

Agency Referrals:

Building:	Comments dated 8/27/26 “We have current bids out for cleanup of the exterior of the home. We will let you know when we choose the contractor. There is no blight lien on the property, but the Blight department is incurring the cost of the cleanup to be used out of the blight fund. These funds need to be returned at the time of sale. Are the legal fees we incurred at that time, charged to our department or account?”
Blight:	Comments dated 9/14/26 “Mark had responded regarding the outstanding bids to clean the outside of the property of blight. We are currently entertaining bids for the cleanup. There was a request to potentially clean the inside as well, we have added that request. There is currently no blight lien, however if blight funds are used for the clean up costs then these funds will need to be returned to the fund at time of sale.”
Fire Marshal:	Comments dated 9/14/26 “FMO has no comments at this time.”
WPCA:	Comments dated 8/27/26 “No comment.”
Uncas Health:	Comments dated 8/28/26 “No comment at this time.”
Police Dept.:	Comments dated 9/14/26 “The Police Department has no comments.”
Town Engineer:	Comments dated 9/10/26 “John Carlson and I discussed this the other day. We believe there is storm drainage on the property. We recommend that the Town define a drainage easement prior to transfer. No other comments.”
Public Works:	Comments dated 9/16/26 “Town needs a drainage easement for the pipe on the corner of 192 Maple Avenue property close to 190 Maple Avenue driveway.”
Assessor:	Comments dated 8/28/26: “After reviewing this parcel, the only comment from Kristy is that the legal description regarding the boundary dimension shared with the parcel known as 202 Maple Ave (077-022-000) differs slightly from our information (see attached). I also reviewed the legal description for 202 Maple Avenue, and noted that prior deeds reference a ma recorded in 1923. This appears to correspond to File #107 (Track 18). Please note this review is not intended to constitute a title search, as we are not title searchers.”

Suggested Motions:

APPROVAL:

I make a Motion to forward a report of approval to the Town Council in accordance with C.G.S. §8-24 for the sale of 192 Maple Avenue (077-021-000) as requested by Mayor Leonard Bunnell and Finance Director, Julie Chapman, and find that such sale is consistent with the 2022 Plan of

Conservation and Development and to include in the report the recommendations listed in the Staff Report prepared by Meredith Badalucca, Asst. Planner dated September 17, 2026.

DISAPPROVAL:

I make a Motion to forward a report of disapproval to the Town Council in accordance with C.G.S. §8-24 for the sale of 192 Maple Avenue (077-021-000) as requested by Mayor Leonard Bunnell and Finance Director, Julie Chapman, and find that such sale is not consistent with the 2022 Plan of Conservation and Development.

















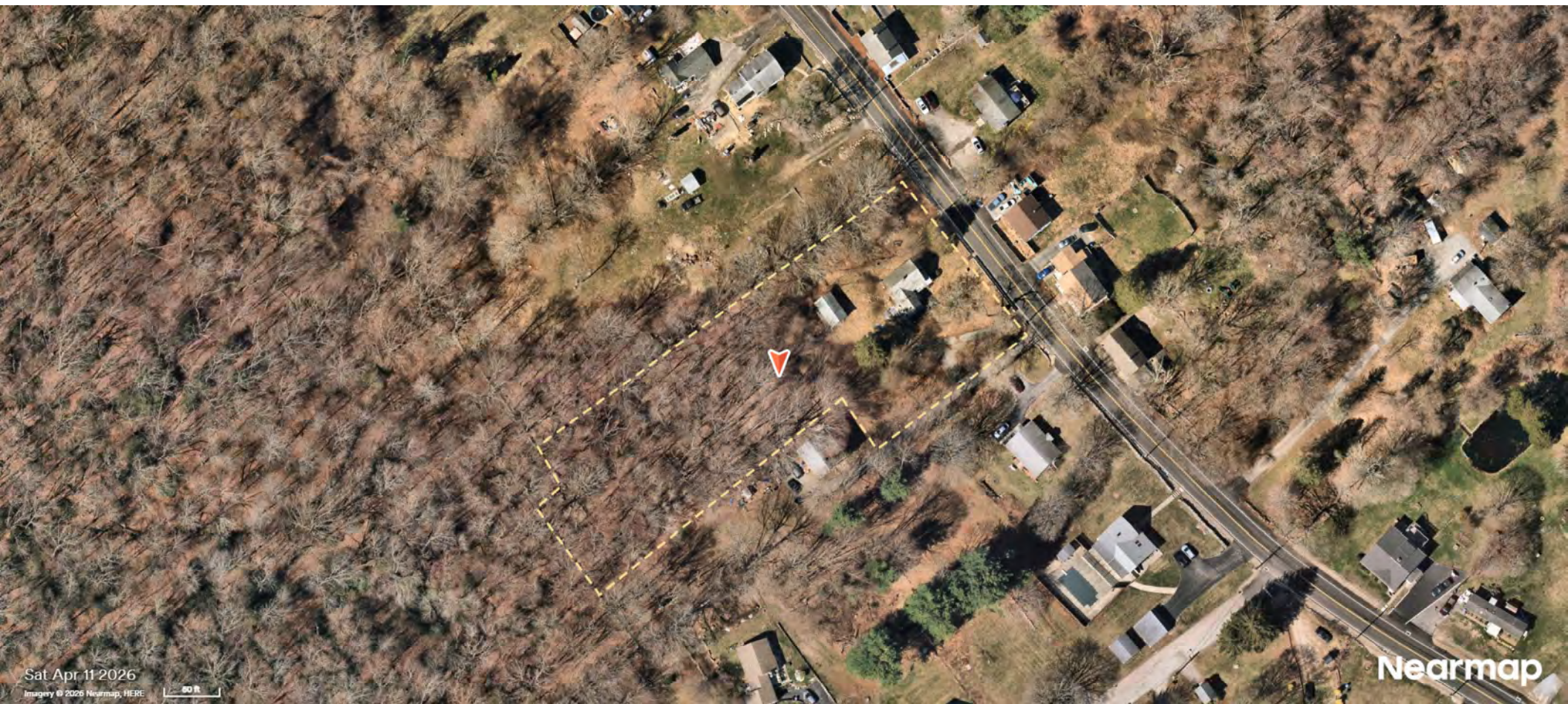
Water











Sat Apr 11 2026
Imagery © 2026 Nearmap, HERE

50 ft

Nearmap

192 MAPLE AVE.

7/16/26

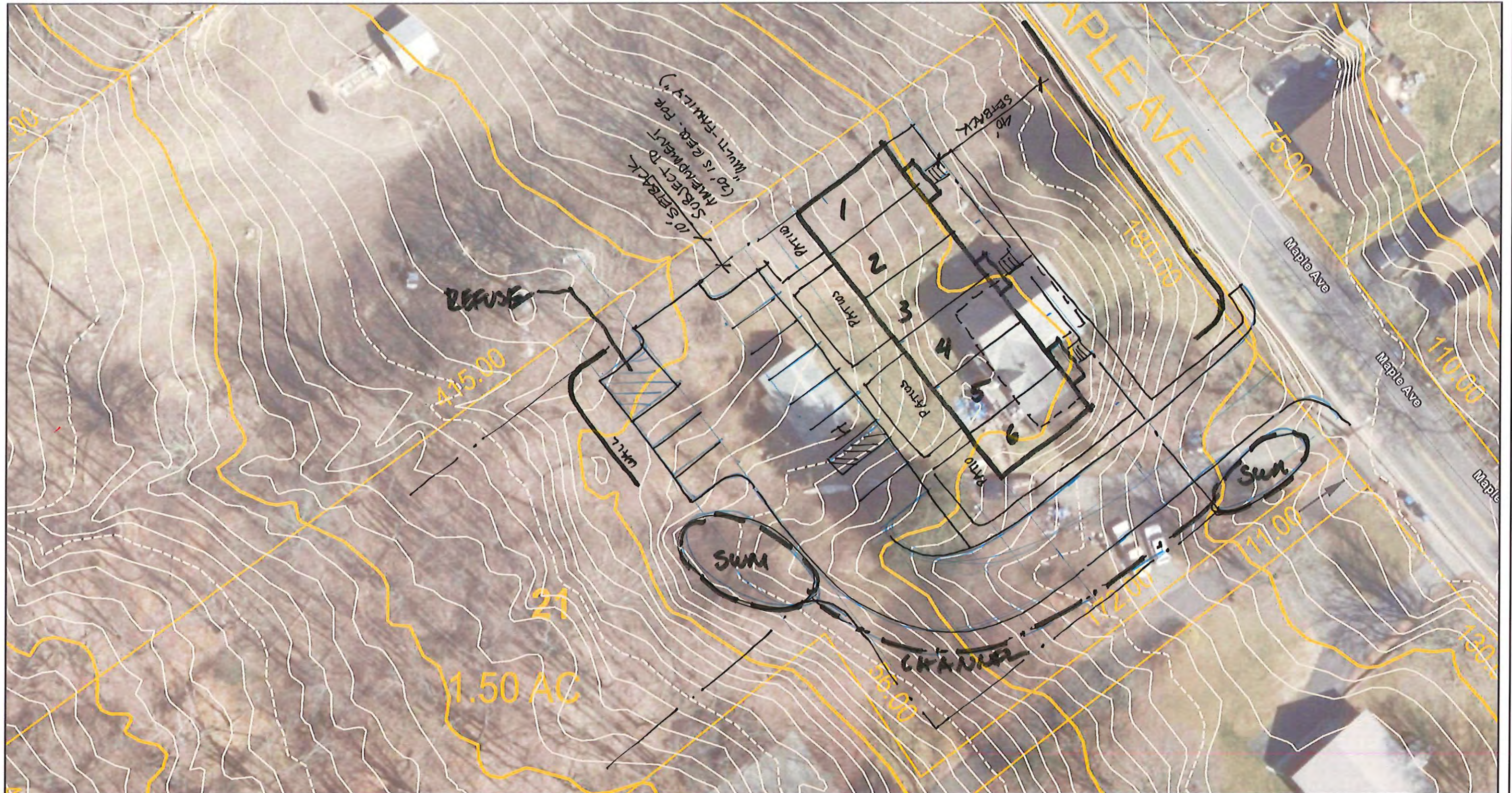
Town of Montville, CT

1 inch = 30 Feet



6-UNIT TOWNHOME CONCEPT PLAN

1,100-1200
SF EACH





192 MAPLE AVE

Town of Montville, CT

1 inch = 70 Feet



www.cai-tech.com

August 28, 2026



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