

Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Staff Review: 8-24 Referral for PTA Lane Lease

Prepared by: Dennis Goderre, PLA, AICP
Director of Land Use and Development

A handwritten signature in blue ink, likely belonging to Dennis Goderre.

Date: September 18, 2026

The Mayor's office has requested an 8-24 review for the future lease of PTA Lane. This memorandum also incorporates a review in the context of PTA Lane's relocation which is a component of the lease. The complete terms of the lease are subject to continuing negotiations between the Mayor's Office, Town Council and Town Attorney. However, the general terms will provide for a specific duration and will require the realignment of PTA Lane by the lessee and at the sole cost to the lessee. This will maintain two-way public access from Route 32 to Mohegan Elementary School. Roadway improvements will meet all town roadway standards with no change in location of access points to Route 32 and the school property. The requested lease area and new right-of-way is provided on the following page.

In furtherance of the 8-24 review by the PZC of the proposed lease of PTA Lane, the Commission can find the enabling legislation which supports the lease arrangement in CGS Section 7-148 Scope of Municipal Powers (c) Powers. (6) Public Works, sewers, highways. (C) Highways and sidewalks. (vi), "Grant to abutting property owners a limited property or leasehold interest in abutting streets and sidewalks for the purpose of encouraging and supporting private commercial development."

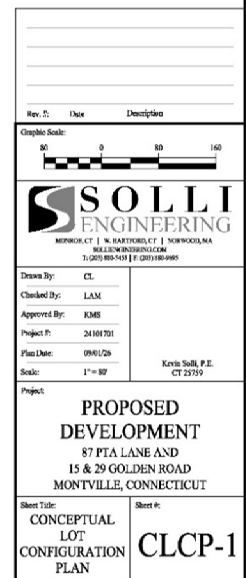
1. Context

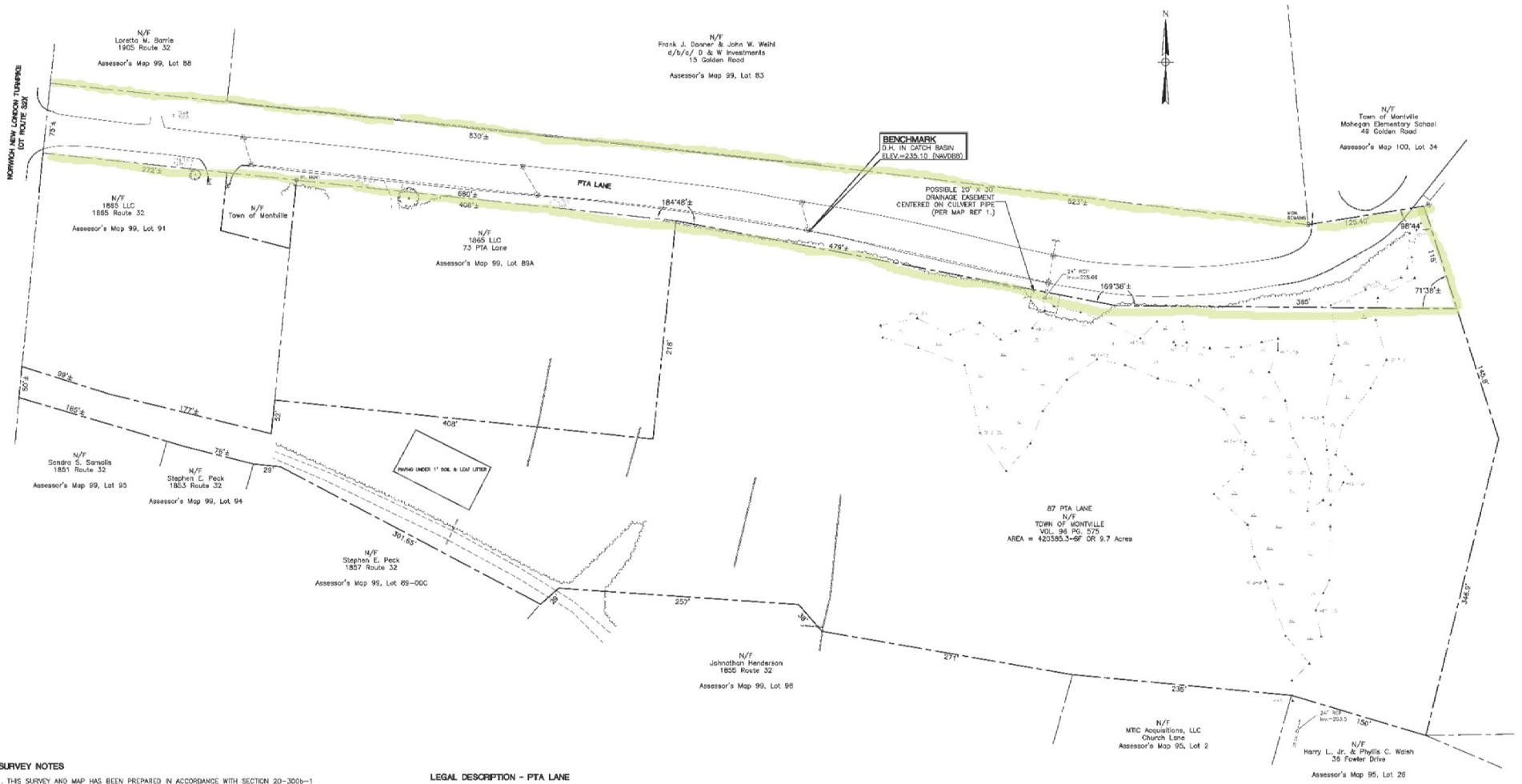
As you are aware, an 8-24 Staff Report was issued on March 24, 2026 specific to the discontinuance of PTA Lane and which the commission had approved. The new attached report is issued with the understanding that PTA Lane will remain in a relocated form and provides 2-way circulation between Route 32 and Mohegan School. While two motions are provided, approval and disapproval, the Commission is advised that a lease arrangement which maintains access via relocation, rather than closing the roadway, will be less impactful with respect to POCD policy, and therefore the Commission is strongly encouraged to consider an approval. This statement is provided with consultation from legal counsel.

 PROPERTY LINE

 ADJOINING LOT LINE

 RIGHT-OF-WAY LINE





SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
3. LATEST DATE OF FIELD WORK: APRIL, 2017.
4. WETLAND FLAG LOCATIONS SHOWN FROM MAP REFERENCE 1 AND HAVE NOT BEEN FIELD VERIFIED.

LEGAL DESCRIPTION - PTA LANE

A TRACT OF LAND SITUATED ON THE EASTERLY EDGE OF NORWICH NEW LONDON TURNPIKE IN THE TOWN OF MONTVILLE, CONNECTICUT SHOWN ON A PLAN TITLED "TOWN OF MONTVILLE - COMPILED PLAN - 87 PTA LANE" PREPARED BY: CIA ENGINEERS, INC. JOB NO. 5513J DATE: 01/20/25 SCALE: 1"=50' AND WHICH IS MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT IS THE SOUTHWESTERLY CORNER OF 1905 ROUTE 32;

THENCE EASTERLY 830'-MORE OR LESS TO A POINT;

THENCE CONTINUING EASTERLY 523'-MORE OR LESS TO MONUMENT REMAINS;

THENCE EASTERLY 125.40'-MORE OR LESS TO A POINT;

THENCE SOUTHERLY 115'-MORE OR LESS TO A POINT;

THENCE WESTERLY 365'-MORE OR LESS TO A POINT;

THENCE CONTINUING WESTERLY 479'-MORE OR LESS TO A POINT;

THENCE CONTINUING WESTERLY 680'-MORE OR LESS TO A POINT ON THE EASTERLY EDGE OF NORWICH NEW LONDON TURNPIKE;

THENCE NORTHERLY 75'-MORE OR LESS ALONG THE EASTERLY EDGE OF NORWICH NEW LONDON TURNPIKE TO THE POINT OF BEGINNING;

CONTAINING 129,613.73 SQUARE FEET OR 2.98 ACRES MORE OR LESS AND IS SHOWN AS PTA LANE ON THE REFERENCED PLAN

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR CORRECTED THEREON.

RYAN J. CHEYERE, L.L.S. #70454

CIA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING 317 Main Street, Norwich, CT 06360 (860) 866-1960 Fax (860) 866-9165		Project No. CIA-5513J Prep. Surveyor R.J.C. Date: 01/26/25 Sheet No. 1
TOWN OF MONTVILLE COMPILED PLAN 87 PTA LANE GENERAL LOCATION SURVEY		No. 1 DATE 1/26/2025 LEGAL DESCRIPTION ADDED SURVEYOR



2. Plan of Conservation and Development (POCD) Considerations

2.1 General

Staff offers the following context:

- a. PTA Lane is a public right of way which terminates west of Mohegan School entry.
- b. Golden Road also terminates at the Mohegan School.
- c. There is no official public right of way connecting PTA Lane and Golden Road. These public roads are connected via a private drive which appears to be a public right of way to a traveler and located upon Board of Education property.
- d. School buses and parents during pick up and drop off hours at the School utilize both Golden Road and PTA Lane. Staging for both operations occur on Mohegan School Property.
- e. The properties along PTA Lane are zoned C1, R20, and Government. Each zone can allow various intensity of development including higher density housing, commercial and public facilities such as schools, public safety and critical public infrastructure. The Route 32 Overlay (OZ District) also applies.
- f. The Future Land Use Map (see next page) identifies high intensity uses or mixed uses within the vicinity of PTA Lane:
 - i. the areas north and south of PTA Lane as Job Investment Area and which overlaps the R20 Zone.
 - ii. Land east of PTA Lane's terminus is identified as Housing Investment Areas.

2.2 Adjacent Existing Land Uses

The following is offered in reference to how the lease and relocation of PTA Lane may impact adjacent parcels under the POCD and Existing Zoning.

15 Golden Road

This 10.49 acres parcel is located within the POCD's Job Investment Area (see section 2.3 below). It abuts PTA Lane but does not have a curb cut to PTA Lane; its sole access is via Golden Road. Access potential from PTA Lane will remain with the roadway relocation. It consists of various residential structures and the majority are mobile homes. No commercial use exists. The residential use is an existing "non-conforming mobile home park". It is non-conforming because the property size is smaller than a mobile home park's minimum lot size of 20 acres. Under Connecticut land use law, non-conforming uses are allowed to exist 'as is' and the buildings can be replaced at the same location. However, non-conforming uses cannot be enlarged (except to meet minimum building codes if the minimum size is larger than the existing home), additional mobile homes cannot be added, the lot size cannot be decreased, or other uses



added to the parcel to intensify its use. Based upon a review of the historic aerial photographs, this parcel has been the same use prior to Town zoning adoption in 1970 or before any POCD establishment.

While this land provides a housing option, staff's review is under the guidance of CGS 8-24 which must include an evaluation of land use with respect to the Future Land Use Map. From this long-range planning perspective and the land's characteristics to support development, this parcel offers substantial options to advance the objectives outlined in the Job Investment Area (see below).

Mohegan School

Since PTA Lane will essentially remain open, the school will function as it does today with respect to traffic circulation. Buses, parents and staff will be afforded the ability to come and go in the same manner they do today. As noted below, mitigation of proximity of the new development to the school, and playscape should be mitigated as noted in the recommendations below.

1902 Route 32

Frontage along PTA Lane will not be impacted. However, a recommendation is provided herein to enhance safety.

1865 Route 32 & 73 PTA Lane

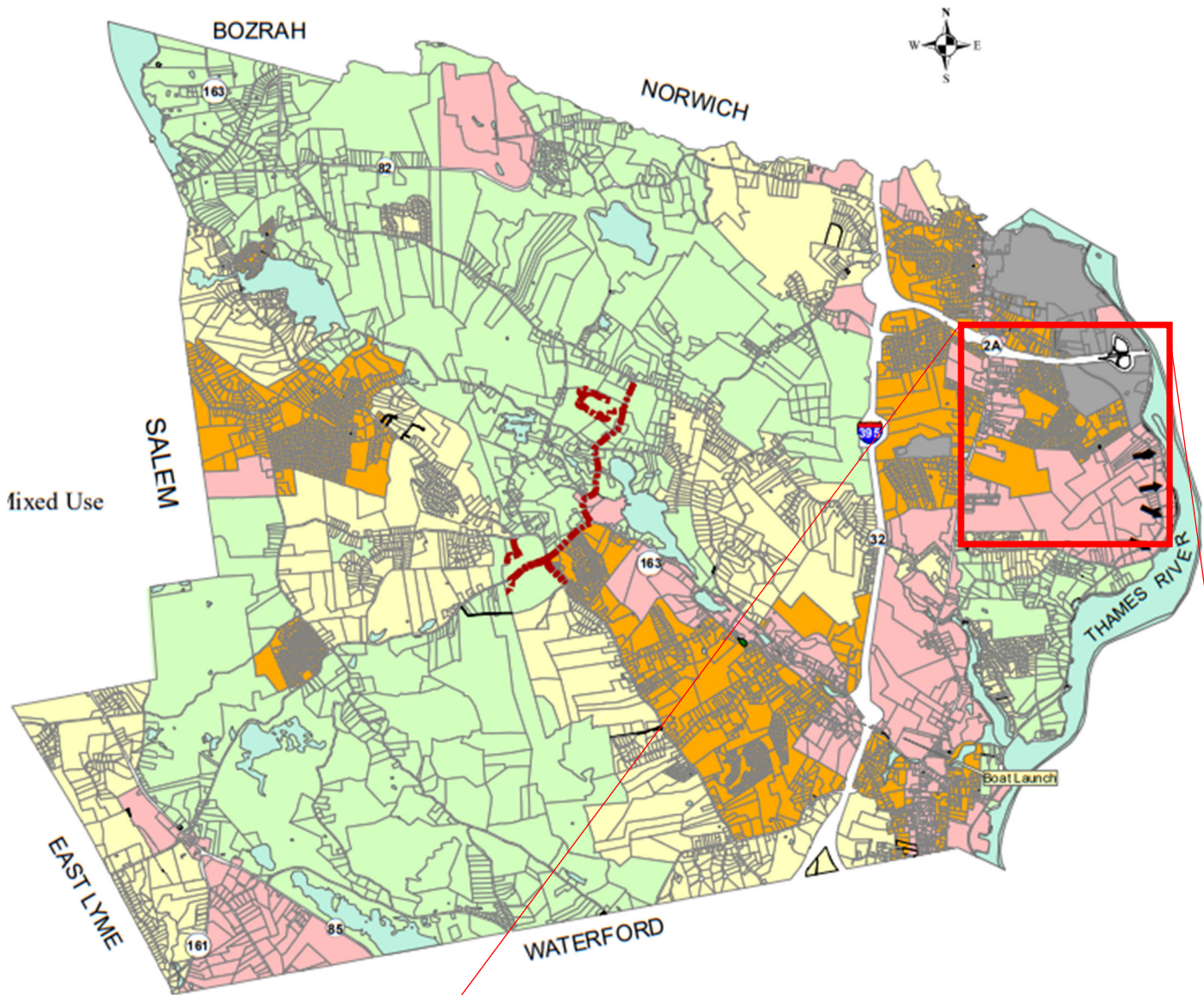
Frontage along PTA Lane will not be impacted. However, a recommendation is provided herein to enhance safety.

2.3 Consistency with the POCD and Zoning

POCD

Since the lease terms require the relocation of PTA Lane as a newly constructed road meeting town roadway standards, Staff believes the proposed lease of the right of way, and relocation of PTA Lane, is consistent with the Future Land Use Map and policies of the 2022 POCD. This is further supported by the Town's comprehensive plan, specifically including the development area as part of the Route 32 Overlay Zone which permits as of right retail development of any size. The POCD defines Job Investment Area as promoting:

- Infrastructure Investment
- Commercial
- Light Industrial
- Industrial
- Mixed Use



Future Land Use

LEGEND

Roads

Water

Lands of the United States of America
In Trust for the Mohegan Tribe of Indians
of Connecticut

Housing Investment Area
Lots less than or equal to 20,000 Sq. Ft.
Within Sewer District Boundary
Neighborhood Conservation Areas
Infrastructure Area
Municipal Uses

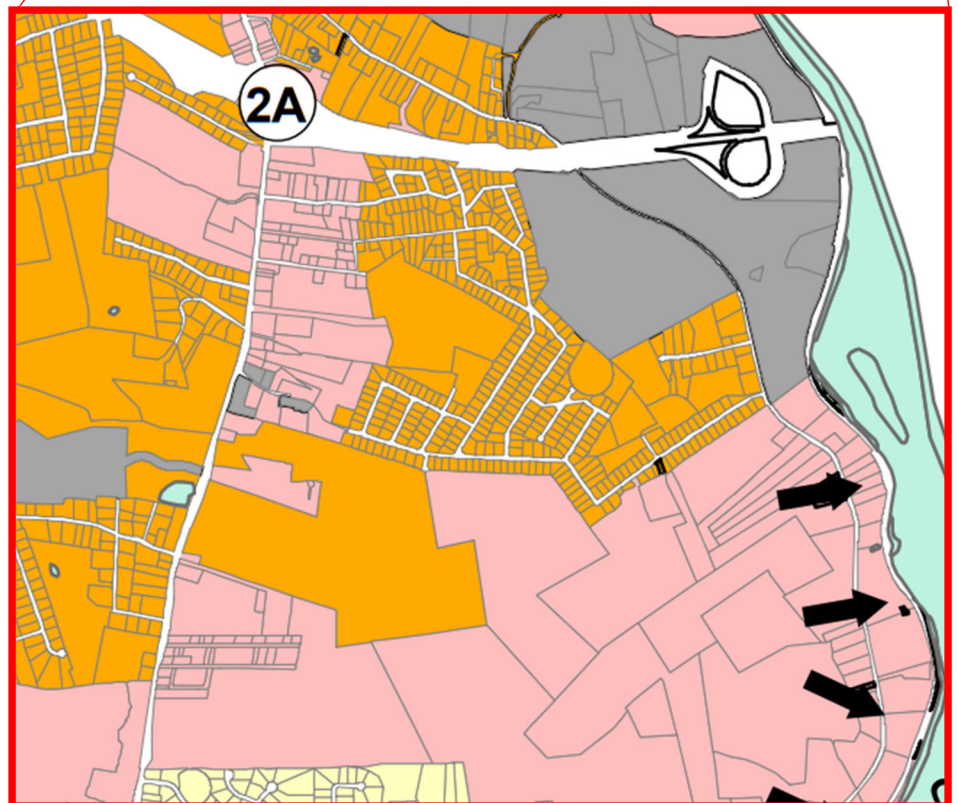
Job Investment Area
Infrastructure Investment
Commercial; Light Industrial; Industrial; Mixed Use
Municipal Uses

Residential Lots greater than 80,000 Sq. Ft.
Conservation of Resources
Scenic Vista
Public Access to Water for Recreation
Municipal Uses

Medium Density
Lots greater or equal to than 40,000 Sq. Ft.
Municipal Uses

Proposed Trail/Paths

Vista





Zoning (RT 32 Overlay Zone)

Current zoning is consistent with the POCD and promotes the future land use patterns identified within the Future Land Use Map. The lease of PTA will not impede or restrict the use of land under the current zoning and the relocation of PTA Lane will continue to support the use of land under the current zoning.

The parcels with frontage upon PTA Lane, which include 15 Golden, 1905 Route 32, 73 PTA Lane and 87 PTA Lane, offer individual development opportunity because they are vacant or underutilized. Under current zoning, and the flexibility of the Route 32 Overlay Zone, these parcels can be subject to a broad range of commercial and residential uses via an as of right zoning permit. The lease and relocation of PTA Lane can provide an opportunity to further the goals of the POCD by implementing one unified development opportunity rather than incremental, independent construction upon each lot.

Economic Development

Economic Development is a vital component of the 2022 POCD. As described in past correspondence, the large retail development can advance the economic development goals of the POCD town wide. The project has the potential to create jobs, bring visitors and support needs of local consumers. Complemented by Montville Commons, an expanding regional commercial hub can spur growth in food services, small retailers, supports local businesses, expands the service sector, and creates new business opportunities. This could offer infill of vacant store fronts, enhance deteriorating real estate and form new business options for local entrepreneurs.

3. Staff Input

Board of Education. Staff has reviewed this request with Superintendent Vumback. At the time of this report, the Superintendent has not had the opportunity to bring this before the Board of Education. Preliminarily, the Superintendent suggests relocation of the playscape and provide a property line buffer with fence. We also discussed the possible increase of through traffic. Recommendations have also been provided here to address this matter. NOTE: Any development along PTA Lane under the current land use pattern brings the potential to increase through traffic past the Mohegan School. The area is zoned as such, particularly with respect to the RT 32 Overlay Zone.

Police Department. Chief Blanchette has provided a letter of support, the text provided below is from his letter for your convenience. The original is attached.

After careful review of the Conceptual Lot Configuration Plan regarding the proposed development at 87 PTA Lane and 15 & 29 Golden Road in the Uncasville section of Montville, Connecticut, I offer you the following:

As shown and described in the plan, the Montville Police Department is supportive of the proposed changes and rerouting of PT A Lane to allow unrestricted access to Mohegan



Elementary School. These changes, along with the addition of sidewalks and a proposed traffic control signal at its intersection with Route 32 would improve access for students, families, staff and emergency services. The proposed rerouting represents a practical improvement to the area while also allowing for commercial development.

Should the plan be approved, I would respectfully request that the Conceptual Lot Configuration Plan include fencing or a barrier on the western edge of PTA Lane in front of Mohegan Elementary School which would exclude pedestrian traffic on the commercial property from accessing school property.

The Montville Police Department has no further comments.

Fire Marshal. States that all public improvements should meet Town of Montville Standards.

Dept. of Public Works. States that all public improvements should meet Town of Montville Standards.

4. Recommendations to Town Council

4.1 General

The parcels with frontage upon PTA Lane, which include 15 Golden, 1905 Route 32, 73 PTA Lane and 25 PTA Lane, alone offer substantial development opportunity because they are vacant or underutilized. Under current zoning, and the flexibility of the Route 32 Overlay Zone, these parcels can be subject to a broad range of commercial and residential uses via an as of right zoning permit. However, the lease and relocation of PTA Lane can provide an opportunity to further the goals of the POCD by implementing one unified development opportunity rather than incremental, independent construction. Therefore, relocation is a preferred method of development in the vicinity of PTA Lane.

4.2 Timing of Improvements, Bonding and Third Party Reviews

- a. Existing PTA Lane shall remain open at all times for passage until any realignment is complete and new roadway accepted. Intermittent closings which may be required shall only take place during hours which will not impede school traffic and in accordance with all Town requirements.
- b. A bond shall be posted for all improvements to be owned by the Town of Montville in conformance with the Town of Montville Subdivision Regulations. This is inclusive of PTA Lane and other improvements in Town public rights of way or upon Town land.



- c. The developer shall pay all third-party review costs associated with all traffic study reviews at time of site plan applications.
- d. The developer shall pay the cost of all third-party reviews beyond the first site plan review for all Town of Montville land use permits. Payment shall be made into an escrow account which will be used to pay the third-party consultants. Remaining funds shall be reimbursed to the developer.
- e. The initial payment shall be in the amount of 150% of the estimated cost for review.

4.3 School Operations & Safety @Mohegan School

- a. **Perimeter Security & Screening:** Install a permanent fence and a bermed, year-round, opaque landscape buffer along the shared property line.
- b. **Playscape Relocation and Replacement:** Remove the existing playscape and provide a new, code-compliant, ADA-accessible playscape at the rear of the school and of equal size and play capacity.
- c. Install traffic control device and signage to mitigate through traffic use and speeds.
- d. Ensure vehicles accessing the new development are directed towards Route 32 by placement and orientation of drives. All vehicles shall not be allowed to access PTA Lane near the school.

4.4 Traffic & Public Infrastructure

- a. **Traffic Study.** At time of site plan application, conduct a traffic study, as will be required for OSTA permits and pursuant to the Zoning Regulations. The study shall include evaluation of the impacts to Occum Lane, Edward, Park, Linda and extending to Massapeag Side Road. Include background turning movements counts.
- b. **Golden Road Improvements:** Include a provision (i.e. right of improvement, easement) along the Golden Road frontage of the new development to accommodate possible future widening (e.g., a three-lane section) for future development.
- c. **Sidewalk.** Extend sidewalks from Route 32 to the school entrance along Golden Road and PTA Lane as required by Zoning.

4.5 Route 32 Enhancements

- a. **Sidewalks.** Install sidewalks on both sides of Route 32 from Golden Road/Stop and Shop to PTA Lane.
- b. **Signals.** Incorporate a pedestrian phase (signalization) for safe crossing, as permitted by OSTA. Coordinate cross walk locations with recommendations for raised medians and



other safety recommendations as outlined in the Council of Government's Safety Action Plan.

- c. **Golden/RT 32 Intersection:** Ensure appropriate turning/thru lanes accommodate staging. Ensure signal timing is appropriate for school hours. Design lane lengths to provide sufficient queue storage to prevent the obstruction of the McDonald's entrance on Golden Road; designated left, thru and right lanes (three total) may be required.
- d. **COG Studies and Regional Safety Action Plan (SAP).** Per 2022 POCD, incorporate applicable traffic mitigation measures recommended in the SAP.

4.6 Route 32 Access Management

The following is offered based upon sound and practical planning and safety mitigation for pedestrians and vehicles:

- a. **1902 Route 32.** The lease must include provisions to allow access to 1902 Route 32 from the development and not restrict sole access from PTA Lane or RT 32. The Council is encouraged to require shared parking agreements and pedestrian connectivity between parcels.
- b. **1921 Route 32.** The lease should provide provisions that will allow easements for both pedestrian and vehicular cross access agreements between this parcel and the development, similar to above.
- c. **1865 Route 32.** Should the owner of 1865 RT 32 agree, access to this parcel from PTA Lane should be relocated further east, perhaps from within the consolidated lot (73 PTA Lane) to allow for safe and efficient egress from the business. The current access drive's close proximity to the future traffic signal and resulting vehicle queuing upon RT 32 will likely cause conflicts.

4.7 Displacement of Housing

Under CGS 21-70a and b, owners of mobile manufactured homes have protective rights when a mobile manufactured home park is sold by the park's owner. The owner will be required to follow the provisions of this statute, which includes certain notices and financial assistance.

5. Draft Motions

5.1 Approval

The following Motion is suggested for an 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 lease and relocation of PTA Lane as requested by Mayor, Leonard Bunnell and described in correspondence dated September 17, 2026, and as PTA Lane is so described upon the map titled Compilation Plan 87 PTA Lane (with note Legal Description – PTA Lane), dated January 20, 2025 with revision date January 8, 2026, and find that such lease and relocation 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 Dennis Goderre, Director of Land Use and Development dated September 18, 2026.

5.2 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 lease and relocation of PTA Lane as requested by Mayor, Leonard Bunnell and described in correspondence dated September 17, 2026 and as PTA Lane is so described upon the map titled Compilation Plan 87 PTA Lane (with note Legal Description – PTA Lane), dated January 20, 2025 with revision date January 8, 2026 and find that such lease is not consistent with the 2022 Plan of Conservation and Development.