



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Supplemental Memo: 8-24 Referral for PTA Lane Lease

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

Date: September 22, 2026

The following supplements my September 18, 2026 report.

Staff Comments

After further discussions with the Town Engineer and Public Works Director I was made aware that PTA Lane has approximately 3-4 years left in its life cycle and the roadway is not constructed to current town roadway standards. When replacement of PTA Lane does occur, the cost is expected to be, in today's dollars, \$500,000-\$600,000. This includes drainage, lighting, sidewalks and full depth reconstruction. This will achieve a 20-year life, which is typical construction methodology.

If development upon adjacent parcels is to incrementally occur, using the present PTA Lane alignment, and said future developments do not impact the road's 'capacity', that is the number of lanes required to accommodate traffic volumes, the Town would be required to rebuild the roadway to support that development. The landowners/developers will not be required to rebuild PTA Lane

Under the lease agreement, PTA Lane will be relocated and constructed to current town roadway standards. This entire cost will be paid by the lessee. The cost is estimated to be ~\$2 million and includes a new \$500,000 traffic signal at PTA Lane and Route 32 intersection and \$1.5 million¹ new roadway conforming to town standards. This excludes improvements to Golden Road and Route 32 intersection.

15 Golden Road

A recent publication referenced 30 mobile homes upon this parcel. This reference is erroneous. Based upon assessor data, the parcel is taxed as follows:

- 10 Mobile Homes + 1 Mobile Home pad (vacant) Therefore, 11 mobile homes sites
- 1 3-bay garage
- 3 single family buildings
- 1 multi family building which is ~ 500 SF in size. The number of units are not known.

A review of GIS aerial photography also notes 17 structures on the parcel. This mixed unit housing type increases the non-conformity of the parcel which was explained in my report.

¹Costs are not proportional due to new construction v. replacement within an existing roadway footprint.