TOWN OF MONTVILLE
Zoning Board of Appeals
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779
Email: *planningdept@montville-ct.org*

Regular Meeting/Public Hearing Minutes

October 7, 2026 at 6:00 p.m.
Town Council Chambers – Town Hall

1. **Call to Order.**
Chairperson MacNeil called the regular meeting of the Zoning Board of Appeals to order at 6:01 p.m.

2. **Pledge of Allegiance**.
All stood and pledged the flag.

3. **Roll Call.**
Present were Chairperson John MacNeil, Vice-Chair Doug Adams, and Board Members Lisa Maffeo , Arthur Montorsi, and Board Alternate Meracus Hernandez. Board Member Michael Butterworth was from the meeting; Board Alternate Hernandez was seated due to the absence. A quorum of the Board was present.

4. **Minutes: Approval of the Minutes of the June 3, 2026 Meeting.**
Motion by Chairperson MacNeil; seconded by Board Member Montorsi to approve the Minutes of June 3, 2026 regular meeting. Discussion: none. **Voice Vote: 5-0-0. Motion Approved.**

5. **Executive Session:**
   a. **Appeal of 26 ZBA 1 – DeMorro vs. ZBA (Docket No. KNL-CV26-6084491S)**

The Board went into Executive Session at 6:04 p.m. that included the Board Members, Board Alternate, ZWO Stacy Radford and Land Use and Development Director Dennis Goderre. The Board returned to regular session at 6:11 p.m. and it was reported by the Chairperson that no votes were taken. *[A vote was not taken prior to the Board going into Executive Session.]*

6. **Public Hearing/Discussion & Deliberation:** None.

7. **New Business:**
   a. **26 ZBA 4** – Owner/Applicant: Andrea O'Brien; To Approve Goats as Therapeutic Animals and Not Used for Farming Purposes at 45 Forsyth Road, Oakdale, CT (Parcel ID: 044-003-001)
   (Submitted 10/2/2026, Date of Receipt 10/7/2026, PH must be scheduled within 65 days of receipt).

Motion by Chairperson MacNeil; seconded by Vice-Chair Adams to schedule a Public Hearing for 26 ZBA 4 at the next regularly scheduled Board meeting on November 4, 2026 at 6 :00 p.m. Discussion: none. **Voice Vote: 5-0-0. Motion Approved.**

8. **Old Business:** None.

9. **Other Business:**

a. Introduction of Planning Director Dennis Goderre to include a report on Revive & Renew Route 163 & 32, Zoning Regulations and POCD update.

Director Goderre reported to the Board on the Revive and Renew initiative for Routes 32 and 163 funded by CIF that includes a proposed creation of a Town Center. The concept will be discussed at the October 27, 2026 meeting of the Planning & Zoning Commission. The Director was charged with updating the Town Plan of Conservation and Development and every 10-year occurrence, updating and/or creating new regulations as well development of a Town center. Changes refer to landscaping and architectural design; updated zoning regulations that may foresee increases to variances per Section 18 coming before the Board; and regulations concerning trash locations. These changes need a level of control to steer the project per a meeting held on July 14th concerning Revive and Renew. Most current regulations are on hand for Board review and explained were minimum buffer requirements regarding design standards to form a base code and removing setbacks versus creating a specific form base concerning specific distances from a street. It was also reported on having learned of a plan found to create a village in Uncasville dated in 1985. Per new development plans, go-to-zones will determine the distance from a property line to the street. Design controls can determine roof lines and types of windows as well that are elements for additional meetings. New regulations will go to hearing on October 27, 2026. Per a question concerning participation from business and residential input, that input has not been solicited given the start of the POCD update and updates to regulations that will take another year. New data will be very flexible and not cumbersome to help promote a walkable downtown center and the Plan of Commission Development with his staff are interested in working in an open nonrigid environment.

10. Adjournment.

Motion by Chairperson MacNeil; seconded by Vice-Chair Adams to adjourn the meeting at 6:25 p.m. Discussion: none. **Voice Vote: 5-0-0. Motion Approved.**

Respectfully submitted by,

Gloria J. Gathers
Recording Secretary
Town of Montville

AN AUDIO RECORDING OF THE MEETING IS AVAILABLE UNDER "RESOURCES" ON THE TOWN OF MONTVILLE WEBSITE.