Montville Planning & Zoning Commission
REGULAR MEETING
October 27, 2026 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

MINUTES

1. **Call to Order**. Chairman Pieniadz called the meeting to order at 6:00 p.m.

2. **Pledge of Allegiance**. All rose for the Pledge of Allegiance.

3. **Roll Call and seating of Alternates**. **Present:** Chairman William Pieniadz, Vice Chair Wills Pike, Secretary John Desjardins, Commissioners Lisa Terry, Josh Kobyluck, Joseph Summers, Chuck Longton, Sara Lundy and Commissioner Mark Meyers. **Absent:** Alternate Mickey Gillette. **Also Present:** Land Use Director Dennis Goderre, Assistant Planner Meredith Badalucca, Zoning and Wetlands Officer Stacy Radford and Administrative Assistant Katherine Rose.

4. **Additions or Changes to the Agenda**. Chairman Pieniadz noted that under New Business there was an addition of item 8(i), '26 SITE 12 – 480 Route 32, 074-002-000, for a modification to an approved Site Plan Application number 24 SITE 7 for a veterinarian office with building addition and three apartment units on the 2nd and 3rd floors. Modification to remove one 2nd floor apartment and add 1,020 SF of office space on the 2nd floor.'

5. **Minutes**:
   a. Approval of the September 22, 2026 Regular Meeting Minutes

   MOTION (TERRY/DESJARDINS) to APPROVE the minutes of the September 22, 2026 Regular Meeting. All in favor. Motion APPROVED.

6. **Public Hearing**:
   a. **26 POCD 1 - 2026 POCD Update** Proposed Amendments to the 2022 Montville Plan of Conservation and Development. Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 7/28/26, Date of Receipt 7/28/26, PH Set for 10/27/26, DRD N/A)*

   MOTION (TERRY/PIKE) to OPEN the Public Hearing at 6:02 p.m. All in favor. Motion APPROVED.

   Director Dennis Goderre stated the application presented was for the inclusion of the final 'Revive & Renew Routes 163 / 32 Strategic Investment Plan', as funded by the CIF Grant, and all of its appendixes into the Town of Montville Plan of Conversation and Development. Director Goderre shared a PowerPoint Presentation titled "App# 26 POCD 1: Public Hearing: 2026 POCD Update – Revive & Renew" on screen for all to view and reviewed the contents of each slide.

   Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were none.

   MOTION (LONGTON/DESJARDINS) to CLOSE the Public Hearing at 6:27 p.m. All in favor. Motion APPROVED.

b. **Discussion & Decision: 26 POCD 1 - 2026 POCD Update** Proposed Amendments to the 2022 Montville Plan of Conservation and Development. Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 7/28/26, Date of Receipt 7/28/26, PH Set for 10/27/26, DRD N/A)*

MOTION (LUNDY/DESJARDINS) to APPROVE Application 26 POCD 1 for the Amendment to the 2022 POCD by incorporation in whole or in part the Revive and Renew Routes 163 / 32: Strategic Investment Plan. The Effective date of this amendment is November 16, 2026.
Roll Call Vote. All in favor. (9-0-0). Motion CARRIED.

c. **26 ZC 5 – Text Amendment to Section 2.8, Section 2.14, Section 4B.16, Section 8.7, Section 9.4, Section 9.7, Section 9A.5, Section 18.3, Section 18.4, Section 18.9, Section 18B.5, and Section 18B.9; and to add Section 4B.6A (ADU).** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/23/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

MOTION (LONGTON/TERRY) to OPEN the Public Hearing at 6:29 p.m. All in favor. Motion APPROVED.

Assistant Planner Meredith Badalucca read her Staff Report into the record dated October 15, 2026.

Commissioner Lundy noted the proposed amendment removed the operating provisions for an affordable ADU (accessory dwelling unit), but the definition of an Accessory Dwelling Unit (Affordable) was still included in Section 2.8 of the Zoning Regulations. Assistant Planner Badalucca explained the definition was left remaining to match that of the State of Connecticut, but the Town of Montville Zoning Regulations would not have the affordability requirement, although an affordable ADU would be permissible if desired by an applicant.

Commissioner Lundy questioned the differing formulas for the proposed determinations of the maximum net floor area of an ADU in relation to the size of the principal dwelling. Commissioner Lundy asked if calculations had been done to ensure there were not any unintended disparages between similarly sized homes, and questioned if a blanket percentage would be better for calculating maximum or minimum sizes. Director Goderre explained that the thought process behind not utilizing a blanket common percentage was to allow properties with a smaller primary dwelling a larger percentage value for constructing an ADU, while still having a default percentage for properties with larger primary dwelling units.

Commissioner Pike asked if any discussion had occurred regarding the permitted number of compact parking spaces in areas of 50 spaces or less, in relation to the proposed Section 18.3.3. Director Goderre responded that in parking areas with 50 spaces or less compact parking spaces would not be permitted and the area would be designated as a common lot.

Commission Meyers asked the rationale and legality of restricting ADU's in WRP-160 Zones. Assistant Planner Badalucca explained that when staff discussed the proposed amendment with the Commission previously the recommendation was to only permit ADU's in the R-20 and R-40 Zones, as duplexes were existing permitted uses in those zones but not the others. Assistant Planner Badalucca noted that additionally the WRP-160 was a water resource protection zone, which was another reason Commissioners were not compelled to

permit ADU's in those areas.

Commissioner Longton asked how the Montville Zoning Regulations could adjudicate what it typically and previously considered a non-conforming condition if HB-5288 regarding Accessory Dwelling Units specifically states the approval of an ADU could not be conditioned to correct something that is non-conforming. Assistant Planner Badalucca responded that if a home did not meet the setback requirements for a zone, the property owner could not be required to move the home in order to correct the non-conformity, as a non-conforming use was protected by Connecticut General Statutes and the Town of Montville Zoning Regulations. Director Goderre added that unintended or unanticipated consequences from regulation amendments could be remedied in the future, if they were to arise. Chairman Pieniadz clarified that if an existing home was non-conforming it did not permit the Commission to allow the ADU to be non-conforming as well, and it would need to meet the setback and other requirements of its zone. Assistant Planner Badalucca confirmed that was correct.

Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were none.

Commissioner Lundy asked how the sufficient period of time was determined in regards to the Zoning Enforcement Officer having the authority to determine if a deferred parking area is needed as referred to in the proposed Section 18.3.3 and as mentioned on Page 3 of the Assistant Planner's Staff Report dated October 15, 2026. Director Goderre responded that determination was typically made in relation to when the property was fully occupied for a length of time. Commissioner Lundy suggested an internal office guideline be developed to maintain consistency, opposed to noting a specific timeframe within the regulations that could be too restrictive. Commissioner Pike agreed.

MOTION (MEYERS/DESJARDINS) to CLOSE the Public Hearing at 6:54 p.m. All in favor. Motion APPROVED.

d. **Discussion & Decision: 26 ZC 5 – Text Amendment to Section 2.8, Section 2.14, Section 4B.16, Section 8.7, Section 9.4, Section 9.7, Section 9A.5, Section 18.3, Section 18.4, Section 18.9, Section 18B.5, and Section 18B.9; and to add Section 4B.6A (ADU).** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/23/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

MOTION (DESJARDINS/LUNDY) to APPROVE Application 26 ZC 5 to Amendment of Sections 2.8, 2.14, 4B.16, 8.7, 9.4, 9.7, 9A.5, 18.3, 18.4, 18.9, 18B.5, 18B.9 and to add Section 4B.6A. The Effective date of this amendment is November 16, 2026.
Roll Call Vote. All in favor. (9-0-0). Motion CARRIED.

e. **26 ZC 6 – Text Amendment to add Section 14A.12 Integrated Developments.** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/23/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

MOTION (TERRY/LONGTON) to OPEN the Public Hearing at 6:56 p.m. All in favor. Motion APPROVED.

Director Dennis Goderre explained that the proposed Integrated Development was a

subsection of the Route 32 Overlay Zone and would apply only to uses within the Overlay District. Director Goderre continued that the Integrated Development was a tool to allow flexibility of development on multiple parcels, potentially with ownership by more than one individual, without requiring the initial consolidation of lots. Director Goderre stated the Integrated Development was a compliment to the OZ Zone by creating less risk to potential developers. Director Goderre noted that the proposed Text Amendment was referred out to abutting towns and no responses were received. Director Goderre paraphrased the comments received by DEEP that, "it's consistent with the Coastal Area Management," and SECOG that "there were no adverse intermunicipal impacts." Director Goderre shared a PowerPoint Presentation titled "App# 26 ZC 6: Public Hearing: Section 14A.12 Integrated Development" on screen for all to view and reviewed the contents of each slide.

Commissioner Pike asked how the '80% or more of traffic will use Route 32' as mentioned on Slide 8 of the presentation would be enforced. Director Goderre responded by the way of a traffic study done to Institute of Traffic Engineer Standards and any additions to the development would require a Site Plan Modification, with additional review. Director Goderre stated that if a property was located within the Route 32 Overlay Zone but did not meet the requirements detailed within the proposed Section 14A.12 "INTEGRATED DEVELOPMENTS," an applicant could apply for a Special Permit.

Commissioner Summers stated he had concerns with multiple ownership in regards to building and fire codes which dealt with lot lines and potential issues that could arise if parcels were not combined. Director Goderre stated that lot lines could be removed or redrawn at the time of development. Commissioner Summers noted that the proposed regulations did not state that the lots must be combined after approval. Director Goderre stated the development team should be aware of such things and that the Building Official would bring any potential conflicts to attention at the time of Staff review. Chairman Pieniadz asked to clarify that setbacks would still be maintained from adjacent properties not involved in the Integrated Development. Commissioner Summers noted that the interior lot lines would have zero setbacks, which was what was utilized by building officials and fire marshals. Director Goderre stated in that sense it would affect a Building Permit, not a Zoning Permit. A brief discussion ensued.

Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were none.

MOTION (LUNDY/TERRY) to CLOSE the Public Hearing at 7:23 p.m. All in favor. Motion APPROVED.

f. **Discussion & Decision: 26 ZC 6 – Text Amendment to add Section 14A.12 Integrated Developments.** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/23/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

MOTION (LUNDY/DESJARDINS) to APPROVE Application 26 ZC 6 for the Amendment to add Section 14A.12 Integrated Developments. The Effective date of this amendment is November 16, 2026.
Roll Call Vote. Commission Summers voted in Opposition. (8-1-0). Motion CARRIED.

g. **26 ZC 7 – Text Amendment to Delete Current Section 18E.0 "BLANK WALL & FENESTRATIONS" and Replace with Section 18E.0 "BUILDING TYPES:**

STANDARDS"; and Map Amendment to add the Route 32 Town Center Corridor. Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/30/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

MOTION (DESJARDINS/MEYERS) to OPEN the Public Hearing at 7:25 p.m. All in favor. Motion APPROVED.

MOTION (LUNDY/LONGTON) for a BRIEF RECESS at 7:26 p.m. All in favor. Motion APPROVED. The meeting reconvened at 7:29 p.m.

Director Goderre explained that the proposed amendment would replace the existing Section 18E.0 "BLANK WALL & FENESTRATIONS" and was the first step in establishing design standards for the formation of the Town Center. Director Goderre noted that the proposed Text Amendment was referred out to abutting towns and no responses were received. Director Goderre paraphrased the comments received by DEEP that, "it's consistent with the Coastal Area Management," and SECOG that "there were no adverse intermunicipal impacts." Director Goderre read a letter of support for the proposed amendment into the record from developer James Quarto of Myer Hill Advisors, LLC dated October 26, 2026. Director Goderre shared a PowerPoint Presentation titled "App# 26 ZC 7: Public Hearing: 18E Building Types: Standards" on screen for all to view and reviewed the contents of each slide. Director Goderre explained this section would apply to the Route 32 corridor extending from the Waterford town line up to just past the Montville Police Department, with some exceptions including historic properties. Director Goderre noted that the Commission may want to utilize the Secretary of Interior standards regarding design for historic properties. Director Dennis Goderre shared that some of the lots along Route 32 that would be exempt from the 'build to zone' standard would be the Apostolic Lighthouse United Pentecostal Church, Montville Town Hall, Oxoboxo Lofts and the location of the Teamsters building; as well as the Picker's Pond parcel and the lot on the corner of Maple Avenue due to the change in topography.

Commissioner Pike asked what data was the criteria for the proposed amendment based upon. Director Goderre responded that a lot of research was done based upon precedence and the regulations from the City of Hartford were used as a model, which had been in place for about ten years.

Director Goderre explained that the proposed amendment suggested a minimum 20% requested transparency for each story of all building façades, except as otherwise required for corner lots, as the 20-22% range for transparency lent to higher quality designs. Director Goderre noted he wished to discuss the proposed 70% to 50% minimum transparency requirement along the frontage for commercial, mixed use and live work building types; whereas his recommendation was a 60% requirement.

Commissioner Summers asked if the transparency requirements excluded opaque windows that were sometimes utilized for aesthetics or security. Director Goderre responded that if a structure were not in compliance with regulations an applicant could seek a variance for a hardship.

Director Goderre noted that the Commission also needed to specify minimum percentages for primary façade materials per floor in the proposed amendment and explained types of primary materials defined within the amendment, which included windows. Director Goderre

stated that his recommendation was for 80% of ground floor materials to be primary materials and for 60% of above stories to be primary materials. Director Goderre stated that after discussions with the Building Official and Chairman Pieniadz he decided to include specific type vinyl as a primary material within the proposed section, but aluminum siding and metal pre-fabricated buildings were prohibited. Director Goderre noted that vinyl siding would need to meet certain requirements as detailed in proposed Section 18E.11.2.

Director Goderre reiterated that he was seeking the Commission to decide if historic buildings should be exempt from the regulations within the proposed Section 18E.0; if on-street parking should be encouraged or required; and the minimum percentages required in terms of primary building materials and transparency.

Commissioner Pike questioned if any of criteria would cause hardships for a developer. Director Goderre responded that positive feedback was provided by one developer and the proposed amendment left a lot of room for flexibility. Assistant Planner Badalucca stated she felt the regulations would provide a comfort level to developers in regards to neighboring properties, as they would be kept to the same building standards.

Commissioner Lundy clarified that the only way in which the proposed regulations would affect existing buildings would be if an improvement of over 30% of the building were to occur. Director Goderre responded that was correct and variances may be necessary for buildings with hardships that are unable to meet regulations.

Commissioner Summers stated he would be in favor of exempting historic structures from the regulations and that he would like additional time to review the proposed amendment.

Chairman Pieniadz asked for comments from the Public, three times, for or against the Application and there were none.

MOTION (DESJARDINS/TERRY) to CONTINUE the Public Hearing to November 10, 2026 at 6:00PM in Council Chambers at Montville Town Hall, 310 Norwich-New London Turnpike. All in favor. Motion APPROVED.

h. **Discussion & Decision: 26 ZC 7 – Text Amendment to Delete Current Section 18E.0 "BLANK WALL & FENESTRATIONS" and Replace with Section 18E.0 "BUILDING TYPES: STANDARDS"; and Map Amendment to add the Route 32 Town Center Corridor.** Applicant: Town of Montville Planning and Zoning Commission. *(Submitted 9/30/26, Date of Receipt 10/27/26, PH Set for 10/27/26, DRD N/A)*

The public hearing was continued.

7. Old Business:

a. **26 SITE 6 – 2020 Route 32 (099-045-00A) – Recycling Station to be Installed within Existing Parking Lot Limits –** Applicant: Count & Crush LLC, DBA CLYNK, Owner: Montville Station LLC *(Submitted 6/12/26, Dated of Receipt 6/23/26, DRD 8/27/26, 65 Day Extension Granted to 10/31/26)* **WITHDRAWN 9/29/26**

Chairman Pieniadz reported that the application was withdrawn.

b. 26 SITE 9 – 695 Route 32 (079-013-000) Proposed Residential Development (Middle

Housing Development to Include Three (3) Townhouses) – Applicant: John Eoanou; North Group, LLC, Owner: North Group LLC *(Submitted 7/14/26, Date of Receipt 7/28/26, DRD 10/1/26, Extension Granted to 10/27/26 and 12/5/26)*

Chairman Pieniadz stated that the applicant has granted an extension until December 5, 2026, which was the 65 days allowed by Connecticut General Statutes. Chairman Pieniadz stated a decision on this application would need to be made at the November 10, 2026 meeting as the December meeting date was beyond the 65 days allowed. Chairman Pieniadz stated that staff was in the process of completing their second review. Assistant Planner Badalucca asked Commissioners to please review all staff comments prior to the next meeting.

MOTION (SUMMERS/TERRY) to CONTINUE to the next regularly scheduled meeting of November 10, 2026. All in favor. Motion CARRIED.

c. **26 SUB 1 – 211 Chapel Hill Road (028-008-000) – 2 Lot Subdivision –** Applicant: Andrew Myers, Owner: Andrew and Margo Myers *(Submitted 8/7/26, Dated of Receipt 8/25/26, DRD 10/29/26)*

Assistant Planner Badalucca read her Staff Report into the record dated October 20, 2026.

Engineer Wes Wentworth of Wentworth Civil Engineers LLC stated, on behalf of the owner and applicant, there was an existing home on the 37 acre lot and they were seeking to split the land off to provide to the property owner's son.

MOTION (SUMMERS/TERRY) to APPROVE Application 26 SUB 1 for a 2 lot subdivision of 211 Chapel Hill Road (Parcel ID: 028-008-000) in that the application, supporting documents and a plan set entitled "2 Lot Subdivision, 211 Chapel Hill Road, Prepared for Andrew Myers, Montville, CT, Dated 5/18/26, Revised 10/15/26" comply with all applicable sections of the Montville Zoning Regulations and Subdivision Regulations. Please note the requirements numbered 1 - 20 that are indicated in the staff report dated October 20, 2026. All in favor. Motion CARRIED.

8. **New Business**:

a. **26 SITE 10 – 310 Route 163 (082-061-00A)** Proposed Construction Vehicle & Equipment Maintenance Facility – Applicant/Owner: NJG LLC *(Submitted 9/30/26, Date of Receipt 10/27/26, DRD 12/31/26)*

Assistant Planner Badalucca stated the application was to be received only as due to the amount of staff comments the applicant's engineer requested the application be continued until the November 10, 2026 meeting to provide them with time to revise the plans.

MOTION (DESJARDINS/MEYERS) to CONTINUE to the next regularly scheduled meeting of November 10, 2026. All in favor. Motion CARRIED.

b. **26 SITE 11 – 197 Route 32 (070-025-000)** Change of Use from Single Family Residence with Home Occupation of a Dental Office to Financial Planning Office with Residential Unit on 2nd Floor – Applicant/Owner: GBJ LLC *(Submitted 10/1/26, Date of Receipt 10/27/26, DRD 12/31/26)*

Assistant Planner Badalucca stated the application was to be received only and per Zoning

Regulations 17.2, if the Commission permits, Staff felt as though they could complete the application review and make a decision, unless during the review the applicant requested a deviation which would bring the application back before the Commission. Assistant Planner Badalucca noted that during the July 14, 2026 Zoning Regulation revision the Commission provided the decision-making authority to Staff for Site Plan Application so long as the property was not in an industrial zone or required a special permit.

c. **26 ZC 8 – 1741 & 1751 Route 32 (094-036-000 & 094-035-000)** Zone Change R-20 to R-20M – Applicant: All of Us at North LLC, Agent: Attorney David Sherwood *(Submitted 10/13/26, Date of Receipt 10/27/26, PH must be scheduled within 65 days of Receipt, PH must close within 35 days, DRD within 65 days of close of PH)*

MOTION (LUNDY/DESJARDINS) to RECEIVE AND SET PUBLIC HEARING for December 8, 2026. All in favor. Motion CARRIED.

d. **C.G.S. § 8-24 Review for Camp Oakdale Pavilion Sites** 75 Oxoboxo Dam Road for Proposed Parking Lot Improvements *(Decision Required within 35 Days of Receipt by PZC)*

Assistant Planner Meredith Badalucca advised the Commission that Staff has not had time to conduct a review.

MOTION (LONGTON/DESJARDINS) to CONTINUE to the next regularly scheduled meeting of November 10, 2026. All in favor. Motion CARRIED.

e. **C.G.S. § 8-24 Review for Camp Oakdale Main Campus** 176 Meetinghouse Lane for Proposed Site Improvements to include Parking, Drainage, Multi-Use Path, Disc Golf Installation, ADA Improvements, Updates to Trails, Safety and Security, and Lighting *(Decision Required within 35 Days of Receipt by PZC)*

MOTION (DESJARDINS/PIKE) to CONTINUE to the next regularly scheduled meeting of November 10, 2026. All in favor. Motion CARRIED.

f. **C.G.S. § 8-24 Review for Town Hall Fuel Oil Storage Tank Installation** 310 Norwich-New London Turnpike *(Decision Required within 35 Days of Receipt by PZC)*

MOTION (DESJARDINS/PIKE) to CONTINUE to the next regularly scheduled meeting of November 10, 2026. All in favor. Motion CARRIED.

g. **C.G.S. § 8-24 Review for Community Center Fuel Oil Storage Tank Installation** 836 Old Colchester Road *(Decision Required within 35 Days of Receipt by PZC)*

MOTION (DESJARDINS/PIKE) to CONTINUE to the next regularly scheduled meeting of November 10, 2026. All in favor. Motion CARRIED.

h. **26 CAM 1 – 695 Route 32 (079-013-000) Coastal Site Plan Review for Proposed Residential Development (Middle Housing Development to Include Three (3) Townhouses)** – Owner/Applicant: John Eoanou; North Group LLC. (S*ubmitted 10/21/26, Date of Receipt 10/27/26, DRD 12/31/26)*

MOTION (SUMMERS/LONGTON) to CONTINUE to the next regularly scheduled

meeting of November 10, 2026. All in favor. Motion CARRIED.

i. **26 SITE 12 – 480 Route 32 (047-002-000)** for a Modification to an Approved Site Plan Application # 24 SITE 7 for a Veterinarian Office with Building Addition and 3 Apartment Units on the 2nd and 3rd Floors. Modification to Remove one 2nd Floor Apartment and add 1,020 SF of Office Space on the 2nd Floor – Applicant/Owner: KDS Realty LLC *(Submitted 10/27/26, Date of Receipt 10/27/26, DRD 12/31/26)*

Assistant Planner Badalucca stated the application was submitted to the Land Use and Development Office earlier that day. Assistant Planner Badalucca stated that when Zoning Enforcement Officer Radford went on site to perform a requested inspection for As-Built Plans she observed that one of the apartments on the second floor was removed and converted into office space. Assistant Planner Badalucca stated that because a separate egress was required for the second floor apartment the property owner decided to turn the area into an office space instead, and were now requesting a modification. Assistant Planner Badalucca stated the change would not affect parking calculations and per Zoning Regulations Section 17.2 Staff felt as though they could review the application administratively and would not need to bring it before the Commission.

9. Zoning Matters: ZEO Report

ZEO Report was read into the record by Zoning and Wetlands Officer Stacy Radford.

10. Updates and Status of Development of Town Comprehensive Plan

a. Recap - POCD Public Kickoff Session September 29th
b. November 16th @ 6PM, Housing Forum, Council Chambers

Director Goderre shared that the Public Kickoff Session held on September 29, 2026 was well advertised but sparsely attended. Director Goderre stated a Public Housing Forum was scheduled for November 16, 2026 at 6:00 p.m. in Council Chambers at Montville Town Hall.

11. Land Use Director Report:

a. Correspondence to Town of Ledyard

Director Goderre shared a draft letter with Commissioners addressed to the Town of Ledyard Planning and Zoning Commission regarding tardy referrals for applications as the required time was not being provided for comments. Director Goderre stated the Montville Inland Wetlands Commission would be sending a similar letter to the Town of Ledyard Inland Wetlands Commission.

b. CIP Planning

Director Goderre stated the Town of Montville was looking to start CIP Planning earlier and asked Commissioners to start considering budget items to be discussed at one of the next regular meetings.

c. Zoning Industrial: RT 163/I-395 Interchange

Director Goderre provided a map to Commission members showing the suggested zone change from primarily C-2 to Industrial for the Route 163 and Interstate 395 interchange, as discussed at previous meetings. Director Goderre suggested the area depicted be removed from the Route 32 Overlay Zone. Director Goderre stated he would like to continue discussions at the next regular meetings.

12. Correspondence:

a. **Tricia Hatcher Email** Re Proposed Change to Backyard Chicken Regulations dated and rec'd 10-2-26

Assistant Planner Badalucca explained that Zoning Officer Radford issued a violation for chicken on Chesterfield Road, following which a petition was posted online regarding the zoning regulations for chickens in Montville. Assistant Planner Badalucca read into the record an email directed to the Commission dated October 2, 2026 regarding a potential zoning amendment for the minimum acreage required for the keeping of chickens or hens, as well as the responses provided by herself and Director Goderre that clarified no such amendments were currently being considered. Director Goderre noted that contrary to online discussions the cost for a Zoning Variance or Appeal Application was $510 in addition to the cost of legal notices, not $1,300.

b. **Town of East Lyme CGS §8-7d(f) Referral** dated October 14, 2026 and received via email October 14, 2026 for Application of Kristen Clarke, P.E. PTOE, Applicant; Duval Partners, LLC, Owner; Application for a 6-Lot Subdivision of approximately 12.67 acres of land Zoned RU-200 on property located on the South side of Holmes Road between 20 and 38 Holmes Road, East Lyme, Connecticut, Assessor's Map #57.0, Lot #30.

Assistant Planner Badalucca stated that an email was received from the Town of East Lyme regarding the mentioned application with no documents attached for review, and that the Montville Land Use and Development Department had not received anything via certified mail. Assistant Planner Badalucca added that she could not locate any documents on the East Lyme website. Commissioner Lundy requested Staff request the documents from the Town of East Lyme.

13. Executive Session: NONE

14. Adjournment.

MOTION (SUMMERS/DESJARDINS) to ADJOURN the meeting at 8:58 p.m. All in favor. Motion APPROVED.