

Town of Montville
Office of Land Use and Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

November 14, 2024

Bozrah Town Clerk
Bozrah Town Hall
1 River Road
Bozrah, CT 06334

East Lyme Town Clerk
East Lyme Town Hall
P.O. Box 519
Niantic, CT 06357

Ledyard Town Clerk
Ledyard Town Hall
741 Colonel Ledyard Highway
Ledyard, CT 06339

Norwich City Clerk
Norwich City Hall
100 Broadway, Room 215
Norwich, CT 06360

Preston Town Clerk
Preston Town Hall
389 Route 2
Preston, CT 06365

Salem Town Clerk
Salem Town Hall
270 Hartford Rd
Salem, CT 06420

Waterford Town Clerk
Waterford Town Hall
15 Rope Ferry Rd
Waterford, CT 06385

Amanda Kennedy, AICP, Executive Director
Southeastern Connecticut Council of Governments
5 Connecticut Ave
Norwich, CT 06360

RE: 24 ZC 5 – Zoning Regulation Text Amendment regarding workforce housing

Dear Sir or Madam:

Pursuant to Connecticut General Statute, enclosed please find the proposed Zoning Regulation Text Amendment to amend Section 4.11.13.4.1 to say “Workforce housing shall be limited to the C-1 Zoning District with a site plan approval and the C-2 Zoning District by special permit”, Delete “None” in Section 11.3, and add new Section 11.3.1 to say “Workforce Housing in accordance with the requirements of Section 4.11.13 and Section 16 of these Regulations”. A public hearing for the Application will be held on December 10, 2024 at 6:00 p.m. in the Council Chambers, Montville Town Hall, 310 Norwich-New London Turnpike, Uncasville, CT.

Please forward any comments regarding the application to the above address or by email at mbadalucca@montville-ct.org as soon as possible.

Please contact me with any questions at (860) 848-6779.

Sincerely,



Meredith Badalucca
Assistant Planer



APPLICATION TO AMEND ZONING REGULATIONS

Applicant Cricket's Corner LLC

Address 1650 Route 85, Oakdale, CT 06870 Tel # (860) 443-4367 Cell # (860) 460-1858

Email linda@naturesartvillage.com Fax N/A

Agent Heller, Heller & McCoy

736 Norwich-New London Turnpike
Address Uncasville, CT 06382 Tel # (860) 848-1248 Cell # (860) 961-6073

Email hheller@hellermccoy.com Fax # (860) 848-4003

Section(s) of the Zoning Regulations to be amended Section 4.11.13.4.1 amended, Section 11.3 amended
and Section 11.3.1 added.

Text of Proposed Amendment (attach additional sheets if necessary)

- (1) Revise Section 4.11.13.4.1 as follows: "Workforce Housing shall be limited to the C-1 Zoning District with site plan approval and the C-2 Zoning District by special permit."
- (2) In Section 11.3, delete "None".
- (3) Add a new Section 11.3.1 as follows: "Workforce Housing in accordance with the requirements of Section 4.11.13 and Section 16 of these Regulations."

State the reason for requesting the change Certain areas within the Town of Montville that lie within the C-2 Zoning District classification are suitable for the development of workforce housing in accordance with the requirements of Section 4.11.13 of the Zoning Regulations to promote economic development within the municipality for the specific purposes set forth in the preamble thereto. However, this use may not be an appropriate use of property lying within the C-2 Zoning District classification in general; and, therefore, should be evaluated by the Planning and Zoning Commission on a case by case basis in accordance with the Special Permit General Evaluation Criteria contained in Section 16.5 of the Zoning Regulations.

I hereby certify that the information contained in this Application is true and correct to the best of my knowledge. CRICKET'S CORNER LLC

Signed (Applicant) [Signature] Date October 22, 2024

HELLER, HELLER & MCCOY By: its Authorized Agent

Signed (Agent) [Signature] Date October 22, 2024

By: Mary J. Heller