

**TOWN OF MONTVILLE**  
**Economic Development Commission**  
**December 20, 2021 – 7:00 p.m.**  
**Regular Meeting Minutes**

1) Call to Order

Co-Chair Napierski called the meeting to order at 7:00 p.m.

2) Pledge of Allegiance

All stood and pledged the flag.

3) Roll Call

Present were Commissioners Sierra Davis, Mickey Gillette, Meracus Hernandez, and Christopher Napierski. Absent were Commissioners Walter Hewitt, Sheelagh Lapinski, and Tom McCarthy and. A quorum was present.

4) Alterations to the Agenda

Motion by Commissioner Davis; seconded by Commissioner Gillette to add Agenda Item 7c, Town Planner Report under Unfinished Business. Discussion: none. Voice vote: 4-0, all in favor. Motion carried.

5) Remarks from the Public regarding items on the Agenda (3-minute limit)

Vice-Chair Hewitt asked three (3) times for remarks. There were none.

6) To Consider and Act on a Motion to approve:

i) The Minutes of the Regular Meeting of November 15, 2021.

Motion by Commissioner Hernandez, seconded by Commissioner Davis to approve Regular Meeting Minutes of November 15, 2021. Discussion: none. Voice vote: 4-0, all in favor. Motion carried.

7) Unfinished Business

a) New Business Report

Co-Chair Napierski asked if everyone had received a copy of the Report. Town Planner Burdick said she would get a copy to Town Councilor Yuchniuk. Commissioner Davis asked what the Commission wished to do with new businesses. Commissioner Napierski spoke of the past letters to new businesses by Commissioner Hewitt and visits to them; Town Planner Burdick will check with Commissioner Hewitt on the procedure. Commissioner Davis asked whether the Commission had an email address and spoke of the one she created for the EDC Facebook page; Town Planner Burdick will check with IT as to whether an EDC email exists. Commissioner Gillette noted there was one (1) new business—a home business concerning technical and scientific consulting; Commissioner Davis mentioned a storefront and a logo for a new bar lounge near the former Beit Bros. Town Planner Burdick asked whether a check was done with Zoning for new businesses as a permit is required for businesses at Mohegan Sun. Co-Chair Napierski commented on the lack of feedback on Town businesses that close and closing businesses at Mohegan Sun and the potential for those businesses to relocate to

Town. Town Planner Burdick spoke of a future project to inventory all businesses on Route 32, another Town having a commercial realtor on its Commission, and reaching out to Mayor McDaniel concerning a contact at Mohegan Sun. Per a suggestion by Commissioner Davis, she will reach out to a realtor to attend next month's meeting as will Town Planner Burdick.

b) Quantella Zoom Meeting

Commissioner Napierski highlighted the Quantella Zoom meeting as he did at last month's meeting and the follow-up questions and responses. He explained the presentation involved the company working with municipalities to formulate a digital signage plan—where they should be placed, signage for waste pickup, parking, public wi-fi access—for financial gain to communities. If no savings occur, there is no cost to the municipality. A special meeting of a sub-committee composed of Commissioners Davis, Hernandez, and Napierski was proposed to discuss this item and bring its findings back to the Commission. The Meeting will be held on January 5, 2022, at 6:00 p.m.

c) Town Planner Report

Town Planner Burdick reported on pending projects as follows:

- A 10,000 sq. ft. retail development McDonald's and CVS pending DOT approval.
- A Jerome Road expansion.
- A construction building on Maple Avenue.
- An apartment development on Route 32.
- Occupancy for the former Rock Ten property.

The potential plans for these projects were discussed in addition to Commission development ideas such as a camper's site (*Davis*) and wind energy, a professional building, and technology proposed by Town Planner Burdick. The Town Plan of Conservation and Development was mentioned with Town Planner Burdick asking for comments about it. She explained individual commissions are reviewing sections of it and asked that comments be emailed to her. She also mentioned the wait for updated census data and a need to update zoning regulations to include open space, a conservation subdivision to create green belt areas. Commissioner Davis commented on Plan sections concerning the drop in school population and plans for safe, pedestrian access to Route 32. Town Planner Burdick reported on a local transportation improvement plan in partnership with Norwich toward routing from Norwich to the casino in addition to funds for sidewalks and ARCA grants emphasizing that Route 32 is a State road. Commissioner Davis reiterated concern about sidewalks, bus routes, and consistent transportation for the elderly and those struggling to walk the route. Town Planner Burdick commented on a corridor study done past Stop & Shop by the State five (5) years ago that she would send to Commissioner Davis that outlines the deficiencies of the route. In response to Commissioner Davis' question regarding funds for a grant writer, Town Planner Burdick stated grants are currently being written by her, Mayor McDaniel, the Finance Director, and the Town engineering consultants.

8) New Business: *None*

9) Report from Town Council Liaison

Town Councilor Yuchniuk remarked on several properties authorized for sale that have not been. He also reported on his and Commissioner Lapinski's attendance at the State Economic

Development Seminar concerning the Federal Good Job Challenge with a closing date of January 26, 2022.

10) Remarks from the Public (3-minute limit)

Co-Chair Napierski asked three (3) times for remarks. There were none.

11) Remarks from the Commissioners and Town Council Liaison -- *None*

12) Adjournment

Motion by Commissioner Hernandez; seconded by Commissioner Gillette to adjourn the meeting at 8:05 p.m. Discussion: none. Voice vote: 4-0, all in favor. Meeting adjourned.

Respectfully submitted by,

Gloria J. Gathers

Recording Secretary, Town of Montville

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE  
TOWN OF MONTVILLE WEBSITE.**