

**TOWN OF MONTVILLE**  
**Economic Development Commission**  
**Regular Meeting Minutes – August 21, 2023 – 6:00 p.m.**

**Comments will only be accepted at times designated for public comment by the Chairperson of the meeting. The Montville Town Council Rules of Procedure, decorum, timeliness, and suitability shall be followed and enforced.**

1) Call to Order

Chairperson Gillette called the meeting to order at 6:00 p.m.

2) Pledge of Allegiance

All stood and pledged the flag.

3) Roll Call

Present were Chairperson Mickey Gillette, Commissioners Sierra Davis, Meracus Hernandez, Sheelagh Lapinski, Christopher Napierski, and Alternate Serg St. Felix. Commissioners Walter Hewitt and Thomas McCarthy were absent.

Also present was Assistant Planner/Interim ZEO-WEO Meredith Badalucca and Town Council Liaison Robert Yuchniuk.

4) Alterations to the Agenda -- *None*

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

Chairperson Gillette asked three (3) times for remarks. There were none.

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

- a) The Minutes of the Regular Meeting of July 17, 2023.

**Motion** by Commissioner Lapinski; seconded by Commissioner Hernandez to approve the Regular Meeting Minutes of July 17, 2023. Discussion: Assistant Planner Badalucca noted two (2) clerical errors—Item 8.d “CAI” not GAI and Item 9 “by” not y. **Motion to Amend** by Chairperson Gillette; seconded by Commissioner Davis. Discussion: none. Voice vote: 5-0-0, all in favor. **Motion carried. Original Motion as Amended:** Voice vote: 5-0-0, all in favor. **Motion carried.**

7) Unfinished Business

- a) Discussion of status of New Business Introductory Letter.

Assistant Planner Badalucca had no updates to report on the new business introductory letter. Chairperson Gillette remarked Director Burdick was working with Consultant Santy to revise the letter.

- b) Review of Business Report.

Assistant Planner Badalucca responded to a question by Commissioner Davis about the re-location of Dori’s Skin & Lash Spa.

- c) Discussion of Presentation of Excellence Award.

Chairperson Gillette remarked that a business needed to be chosen for the next award presentation. Commissioner Lapinski suggested a local pizza restaurant referencing its community support particularly during the pandemic. A list of businesses voted upon and approved by the Commission exists and Chairperson Gillette will locate it and/or contact Commissioner Hewitt regarding the same. Commissioner Davis noted the Commission agreed at its February 2023 meeting to present the award quarterly in February, May, August, and November.

d. Discussion of status of Town Hall “Business Spotlight” policies.

Chairman Gillette remarked about the email received from Consultant Santy and forwarded to the Commission that in part addresses his first thoughts for the business spotlight. It references the eligibility requirements for businesses, criteria for recognizing the honoree, a business application form accessible from the Town website, Town Staff business recommendations and a one-month timeframe to spotlight the business. Chairperson Gillette also mentioned Top Golf, an automatic golf driving range, as a potential business venture for the Town.

8) New Business:

a. Update – Montville EDC Support Services Consultant, Robert W. Santy.

Chairperson Gillette remarked that Consultant Santy would be attending the Commission meeting next month and according to his email will be setting up individual meetings with commissioners, providing training, discussing an application form for the Business Spotlight, and criteria for recognizing businesses.

b. Staff projects updates.

Assistant Planner Badalucca remarked on current Town development projects that include the following: (1) 2040 Route 32--a gas station/convenience store; (2) 69 Fitch Hill Road—site development for warehouse/office spaces; (3) 669 Route 163—a solar project at the transfer station; and (4) a proposed 6-lot subdivision on Old Colchester Road.

9) Report from Town Council Liaison -- *None*

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

Chairperson Gillette asked three (3) times for remarks. There were none.

11) Remarks from the Commissioners and Town Council Liaison.

Commissioner Napierski remarked on a business he and his wife are starting in Groton and issues surrounding that project—(1) the awkwardness of attaining funding without a property location; (2) utilities as a prominent factor; (3) no help for planning, (4) how to attain a good, local contractor for estimates; and (5) no clarity or timeline for municipality permits and inspections. Alternate St. Felix inquired what would have to happen for new Town sidewalks for businesses and safety reasons. Chairperson Gillette remarked that some streets are not Town-owned; Route 32 is Town-owned. Assistant Planner Badalucca remarked that Director Burdick has a plan for sidewalks; new Town businesses must include sidewalks in their plans.

12) Adjournment

**Motion** by Commissioner Lapinski; seconded by Commissioner Davis to adjourn the meeting at 6:37 p.m. Voice vote: 5-0-0, all in favor. **Meeting adjourned.**