

**TOWN OF MONTVILLE**  
**Economic Development Commission**  
**Regular Meeting Minutes – October 21, 2024 – 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 6:02 p.m.

**2) Pledge of Allegiance**

All stood and pledged the flag.

**3) Roll Call**

Present were Chairperson Mickey Gillette, Vice-Chair Serg St. Felix (6:02 p.m.), Commissioners Sierra Davis, Walter Hewitt (by phone), and Meracus Hernandez. Absent was Commissioner Sheelagh Lapinski. A quorum was present.

Also in attendance were Assistant Planner Meredith Badalucca and Mayor Leonard Bunnell. Town Council Liaison Kevin Lathrop was absent.

**4) Alterations to the Agenda -- *None***

**5) Approval of Meeting Minutes**

**Motion** by Commissioner Hernandez; seconded by Commissioner Davis to approve the EDC Regular Meeting Minutes of September 16, 2024. Discussion: none. Voice vote: 5-0-0, all in favor. **Motion approved.**

**6) Remarks from the Public (3-Minute Limit)**

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

**7) Standing Business**

a) Report from the Town Council Liaison – *No report*

Town Councilor Lathrop was absent from the meeting.

b) EDC Commission Communications -- *None*

c) New Business Report

Chairperson Gillette reported there were three (3) new businesses in Town in September. Per the Report, there is a woodworking business; and two (3) home-based businesses—remodeling and commercial/residential cleaning.

d) Project Updates

Assistant Planner Badalucca reported that the Planning and Zoning tomorrow, October 22<sup>nd</sup> will include a testament to amend Zoning Regulation Section 4.11.5.2 regarding 1758 Route

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32, LLC; a proposed veterinarian business with an addition and three (3) units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors that will be renovated at 480 Route 32 formerly Affordable Fabrics and the Walk-in Clinic; and 160 Meeting House Lane for a new Public Works equipment storage garage.

e) Business Excellence Awards – *No action*

## 8) Ongoing Business

### a) CIF Planning Grant Status and Endorsement

Assistant Planner Badalucca reported on receipt of an email on that the Town grant request was on the agenda CIF agenda for its September 24, 2024 meeting. A 1-hour consultation by CIF staff on September 26, 2024 is mandatory. Mayor Bunnell remarked that the status of the Town CIF grant would be known once the State Bond Commission meets and on the approval of the Town Council at its last meeting for a consultant.

### b) Consulting Services RFP

Assistant Planner Badalucca reported this item would stand in abeyance until Consultant Jim Butler is acclimated.

### c) Commission Work Program – *No action*

### d) Appointment of member and alternate to CIF Grant Advisory Committee

Chairperson Gillette about the time requirement the appoints to this Committee; it would require one additional meeting per month. Mayor Bunnell with speak with Consultant Butler and have him contact the Chairperson. Vice-Chair St. Felix asked about the status of Director Davis who left the position in mid-August per Assistant Planner Badalucca.

## 9) New Business

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

Chairperson Gillette asked three (3) times for remarks. Mayor Bunnell reported about an advert on the radio about a new business on Route 85 in Oakdale. Chairperson Gillette remarked that the Bestway gas station has a new deli inside its location with the official grand opening of it on September 26<sup>th</sup>. Vice-Chair St. Felix inquired about the multi-family amendment mentioned this evening. Assistant Planner Badalucca explained that the current regulation requires that the official entrance must face the street. The Vice-Chair also asked the meaning of the political that says “no.” According to Mayor Bunnell, there is a question on the upcoming election ballot regarding early voting.

## 11) Adjournment

**Motion** by Commissioner Hewitt; seconded by Commissioner Hernandez to adjourn the meeting at 6:12 p.m. Voice vote: 5-0-0, all in favor. **Meeting Adjourned.**