

**Town of Montville**  
**Economic Development Commission**  
**Regular Meeting Minutes – March 17, 2025 – 6:00 p.m.**  
**Room 203- Town Hall**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**

**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.**

**This meeting was informational--a quorum was not present.**

**1. Call to Order**

Vice-Chair Hernandez 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 Vice-Chair Meracus Hernandez and Commissioners Sierra Davis and Walter Hewitt. Chairperson Mickey Gillette and Sheelagh Lapinski were absent. A quorum was not present.

Assistant Planner Meredith Badalucca and Mayor Lenny Bunnell were also in attendance. Town Council Liaison Kevin Lathrop was absent from the meeting.

**4. Alterations to the Agenda – No action**

**5. Approval of Meeting Minutes – No action**

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

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

**7. Standing Business**

a) Report from the Town Council Liaison

Town Councilor Lathrop was absent from the meeting.

b) EDC Commission Communications -- None

c) New Business Report

The New Business Report received in the meeting packet and was read into the record by Assistant Planner Badalucca. The new businesses included a home office for arts education; a food truck; an address change for a home office for residential design and drafting services; an eyelash extension service; a content studio/marketing product production; and two (2) businesses that changed ownership—a Chinese food take out and a tanning salon.

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d) Project Updates

Assistant Planner Badalucca reported on project updates before the Planning & Zoning Commission that include a 2-lot resubdivision on Meeting House Lane; a day care at Cricket's Corner on Route 85 and Chesterfield Road with two (2) apartments above it for executive offices; and a proposed 11-unit multi-family subdivision at Route 32 and Powerhouse Road.

**8. Ongoing Business**

a) CIF Planning Grant Status and Endorsement

Assistant Planner Badalucca reported that the Town has been awarded but has not yet received a signed copy for confirmation of the award for the CIF Planning Grant.

b) Consulting Services RFP

Assistant Planner Badalucca reported on bids received today for consulting services from two (2) firms. The Selection Committee met with both firms and its recommendation will be forwarded on for review and consideration.

c) Commission Work Program

Vice-Chair Hernandez confirmed with Assistant Planner Badalucca that no action can be taken on this Agenda item until a consultant has been confirmed.

**9. New Business**

a) Affordable Housing Appeals List

Assistant Planner Badalucca reported to the Commission concerning the Affordable Housing Land Use Appeals List 2024 included in their packets. The List is administered annually by the State to municipalities as affordable housing must be at a minimum of 10% so that a 8-32 Application according to State statutes does not need to be reported by Planning & Zoning. Basically, all Planning & Zoning regulations can be ignored as long as safety and health concerns are met. Currently, Montville ranks at 5.2% but this percentage does not include the 72 units at Oxoboxo Lofts that should raise the Town's percentage. Most affordable housing is financed through the Connecticut Housing Finance Authority (CHFA) and the Federal Housing Administration (FHA). The Assistant Planner and Mayor Bunnell are trying to get involvement between the EDC and Town businesses. Vacant lots and properties for sale are being reviewed. Commissioner Davis, who said she asked this question approximately two (2) years ago, asked whether certain Town properties were being used as tax write-offs. Mayor Bunnell remarked that it is the reason he would have speakers Mark Brown from Norwich Redevelopment and Angela Adams of the Greater Norwich Area Chamber of Commerce to convey ideas to have the Commission reach out individually or as a group, i.e. to give guidance. Specifically, who and how to contact resources and obtain research to make contact with developers. Commissioner Hewitt questioned how to get property information and wants to see some restrictions. Assistant Planner Badalucca reported on a McDonald's property in Town that has restrictions to have no other business on its property. Discussion followed by the Commission about the estimated unoccupied Town properties; there are five (5) that Mayor Bunnell would like to tie in to the CIF Grant. Further discussion involved the

goal for the Town other than as a pass through to the casino. The Mayor reported that a consultant would be hired concerning activity on the Route 32 and Route 163 corridors; an attraction to draw people such as a Town Green that can be goal to consider. Additional discussion addressed attracting residents in order to get businesses; traffic counts, removing curb cuts; the impact of blight regulations regarding vacant properties; and staying away from tax incentives per a meeting had today by the Mayor. Housing on Route 32 is easily accessible to food venues and businesses that Commissioner Davis remarked as a convenience. The SEAT bus route that bring nonresidents to the Town is also paid for by the Town, per Mayor Bunnell. Also addressed by Commissioner Davis was a potential idea and location for an RV Park on Route 32.

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

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

**11. Adjournment**

**The meeting ended at 6:35 p.m.**

Respectfully submitted by,  
Gloria J. Gathers  
Recording Clerk/Town of Montville