

Town of Montville
Economic Development Commission
Regular Meeting Minutes – June 16, 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.

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, Vice-Chair Meracus Hernandez and Commissioners Sierra Davis, Walter Hewitt and Rich Kohlbrecher. Commissioner Sheelagh Lapinski was absent. A quorum was 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 -- None

5. Approval of Meeting Minutes

a) April 21, 2025

Motion by Commissioner Hernandez; seconded by Commissioner Kohlbrecher to approve the EDC Regular Meeting Minutes of April 21, 2025. 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 -- None

b) EDC Commission Communications

Assistant Planner Badalucca reported on having spoken with and having a Zoom call with Advanced CT as suggested by speaker Kevin Brown of Norwich Community Development at the last Commission meeting. The organization does not offer help to Economic Development Commissions regarding development but referred the Assistant Planner to Dan within the organization who comes to meetings to help EDCs understand their role in the Town. Specifically, that role includes ribbon cuttings, grand openings and reaching out to Town businesses as to what the EDC can do to help and retain the businesses and whether they are

happy. The Assistant Planner is trying to get in touch with Dan for ideas and direction. New business letters will be sent out again now that there is additional staff and help is requested from the Commission on the same by making introductions to the businesses. The Assistant Planner also mentioned the invitation by the Commission to the 25-year ribbon cutting for the Nature's Art, the dinosaur attraction, received while she was on vacation and remarked that apologies were made on behalf of the Commission.

c) New Business Report

Chairperson Gillette reported there were two (2) new Town businesses in April—a sourdough bakery and a change of ownership of a cannabis hybrid retailer. There were three (3) new businesses in May all as home office locations—office location for multiple LLCs; cultural awareness; telephone call for mental health and lawn care.

d) Project Updates

Assistant Planner Badalucca reported on project updates before the Planning & Zoning Commission that include approval 393 Butler Town Road for an offseason storage facility for B & W Paving; 1495 Route 85 for renewal and remodification of site plan; East Lake Road modification for relocation of drainage at subdivision; and 375 Maple Road purchased by Rand-Whitney for tractor trailer storage up for consideration at tomorrow's meeting.

8. Ongoing Business

a) CIF Planning Grant Status and Endorsement

Mayor Bunnell reported progress is being made with the CIF Planning Grant Endorsement and is an item on the Town Council Agenda for Wednesday night. As a result of the delay, he noted that although the Town was authorized to apply for the grant it was not authorized to accept the assistance agreement between the Town and the State. This matter will be taken care of at the Wednesday meeting by way of a resolution. Once that is done a consultant that was willing to start working immediately, but would not have been a good idea, can begin working concerning grants as proposed by Kevin Brown. The Mayor also discussed the new agreement with the Mohegan Tribe that was described as a benefit to the Town to work with one (1) of the largest casinos to help create development. Additionally, the agreement will allow the Town access to a grant writer, all things that take time. Mayor Bunnell met with the Tribe last week but there are no conditions of usage yet as the manager, point of contact, is currently out of the country. Also, he received a call from the Conservation Committee who is interested in restoring a schoolhouse on Route 163. It was made clear by Assistant Planner Badalucca that management of the grant is critical, which is not something that is in the wheelhouse of Advanced CT as steps and regulations must be followed. She also reported on attending a meeting concerning zoning regulations, specifically parking regulations per the Fair Housing Commission about houses for low income individuals in municipalities—it would require new regulations to be done. Discussion was had about this topic noting parking is essential, alleged money saved with no parking and treating storm runoff. The Assistant Planner noted that municipalities cannot opt out of parking. Transit discussion in other towns

.....
and the requirement for having to pay for SEAT service in addition to having Planners write regulation on the same was mentioned. Town level response was also questioned. Assistant Planner Badalucca also mentioned the current cost for classes and certification for the Zoning and Wetlands Commission that at one time was free but costs now rang near \$800 -- \$1,000.

b) Commission Work Program

Assistant Planner Badalucca noted that the Commission Work Program will be a part of the CIP Planning Grant.

9. New Business -- None

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

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

11. Adjournment

Motion by Commissioner Davis; seconded by Vice-Chair Hernandez to adjourn the meeting at 6:26 p.m. Discussion: none. **Voice vote: 5-0-0; all in favor. Meeting adjourned.**

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