

**Town of Montville**  
**Economic Development Commission**  
**Regular Meeting Minutes – July 21, 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**

Vice-Chair Hernandez called the meeting to order at 6:02 p.m.

**2. Pledge of Allegiance**

All stood and pledged the flag followed by a moment of silence.

**3. Roll Call**

Present were Vice-Chair Meracus Hernandez and Commissioners Sierra Davis, Walter Hewitt and Sheelagh Lapinski. Chairperson Mickey Gillette and Commissioner Rich Kohlbrecher were 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) June 16, 2025

**Motion** by Commissioner Davis; seconded by Commissioner Hewitt to approve the EDC Regular Meeting Minutes of June 16, 2025. Discussion: none. **Voice vote: 4-0-0, 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 -- None

c) New Business Report

Assistant Planner Badalucca noted the statistics for the June Business Report are in the Commission meeting packet. Per the Report, there were three (3) new businesses for the month—catering (smoked meats); sourdough bakery, baked goods; and a home business for clearing brush and small plants for land renovations.

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d) Project Updates

Assistant Planner Badalucca reported that there were no new projects applications before the Planning & Zoning Commission. Pending projects include a 4-lot subdivision at Silver Falls Road and 375 Maple Road purchased by Rand-Whitney for tractor trailer storage.

**8. Ongoing Business**

a) CIF Planning Grant Status and Endorsement

Mayor Bunnell reported that a small committee meeting was held with Jim Butler concerning work tasks for the Consultant who will be in touch with the Steering Committee. An email was sent to both parties on the same.

b) Commission Work Program

No action taken.

**9. New Business**

a) The Greater Norwich Area Chamber of Commerce—Empty Storefronts listing Discussion

Assistant Planner Badalucca reported on having received information from Angela Adams of the Greater Norwich Area Chamber of Commerce to create a list of empty storefronts on Routes 82, 163, 85 and 32. The information submitted to the Commission in the packet is what Ms. Adams is the looking for. Mayor Bunnell commented that a request was made to the Town Tax Assessor for a list of this data at this time. He also referenced a convenience store/deed restriction matter that cannot be sold and has been in process for 10 years. Assistant Planner Badalucca referenced the old McDonald's site, thus far a 20-year deed restriction which can be placed on a property prior to resale. Discussion was had by the Commission regarding restraint of trade that would seem to be illegal including talk about vacancies and towns being blamed. Mayor Bunnell reported on the Cable TV Advisory Board that met last week regarding those who use Breezeline and work being done on an Eversource easement. The Assistant Planner asked the Commission to jot done vacant sites when driving in Town and to bring that information to its next meeting. She will contact Chairperson Gillette on the same.

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

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

**11. Adjournment**

**Motion** by Commissioner Lapinski seconded by Commissioner Davis to adjourn the meeting at 6:17 p.m. Discussion: none. **Voice vote: 4-0-0; all in favor. Meeting adjourned.**

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