

Town of Montville
Economic Development Commission
Regular Meeting Minutes – August 18, 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 Gillette, Vice-Chair Meracus Hernandez and Commissioners Sierra Davis, Walter Hewitt and Sheelagh Lapinski. Commissioner Rich Kohlbrecher was absent. A quorum was present.

Zoning Wetlands Office (ZWO) Radford and Mayor Lenny Bunnell were also in attendance. Assistant Planner Meredith Badalucca and Town Council Liaison Kevin Lathrop were absent from the meeting.

4. Alterations to the Agenda -- None

5. Approval of Meeting Minutes

a) July 21, 2025

Motion by Commissioner Lapinski; seconded by Commissioner Hewitt to approve the EDC Regular Meeting Minutes of July 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 -- None

c) New Business Report

Chairperson Gillette reported the statistics from the July 2025 Business Report. Per the Report, there were three (3) new businesses for the month—an online business selling crystal décor and jewelry; and two (2) home businesses for power washing services and lawn care/snow removal.

d) Project Updates

ZWO Radford reported that there are three (3) subdivision applications before the Planning & Zoning Commission. Pending projects include a 4-lot subdivision at 257 Chesterfield Road, a 3-lot subdivision at 158 Fitch Road and a 2-lot subdivision at 71 Moxley Road.

8. Ongoing Business

a) CIF Planning Grant Status and Endorsement

Mayor Bunnell reported having met today with consultants from BJH Consulting Services. Two (2) company representatives toured the targeted areas—Route 32 to Route 2A and Route 163 to Yales intersection. Attractions were discussed to develop these areas in addition to Commission goals that include a walking trail along the Oxoboxo River and a Town Green to change the appearance of the Town and to attract more development. Buildings with deed restrictions on them were also discussed. The consultants were very optimistic during the two-hour period that included Consultant Jim Butler. The first meeting of the Steering Committee will be held on August 20, 2025 at 6:00 p.m. and will be attended by the Mayor and Mr. Butler. Other participants will be present remotely.

b) Commission Work Program

No update provided on this Agenda item.

c) The Greater Norwich Area Chamber of Commerce—Empty Storefronts Listing Discussion.

Mayor Bunnell reported having no feedback from Christie of the organization regarding identifying/describing the existing empty storefronts. As requested by Assistant Planner Badalucca, ZWO Radford inquired if the Commission had the opportunity to conduct research of any vacant, commercial storefronts on Routes 32, 85, and 163 as discussed at the July Commission meeting.

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 Lapinski seconded by Commissioner Hernandez to adjourn the meeting at 6:06 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