

Town of Montville
Economic Development Commission
Regular Meeting Minutes – September 15, 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, and Walter Hewitt. Commissioner Rich Kohlbrecher and Sheelagh Lapinski 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.

4. Alterations to the Agenda -- None

5. Approval of Meeting Minutes

a) August 18, 2025

Motion by Commissioner Davis; seconded by Commissioner Hewitt to approve the EDC Regular Meeting Minutes of August 18, 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

Chairperson Gillette reported there were three (3) new businesses for the month of August 2025 on the Business Report. The businesses include a brick and mortar bakery and two (2) home businesses--a home bakery of cookies and pastry, the other a mobile notary service.

d) Project Updates

Assistant Planner Badalucca reported on the Planning & Zoning Commission September 23rd meeting agenda. Public hearings will be held on a 4-lot subdivision at 257 Chesterfield Road and a 2-lot subdivision at 71 Moxley Road that currently has a saw mill and a telecommunications tower on the property. The Commission will also vote on two (2) public hearings for a 23-lot subdivision at 47 Sharp Hill Road—one (1) for the resubdivision and the other for a clustered subdivision to create smaller lots. There is an approval for 1080 Route 32, the former drive-in, at which the concession stand was to be used for an office and office storage space. A change is being requested for use as an auction. The Assistant Planner also reported on two (2) applications before the Inland Wetlands Commission – one (1) to expand industrial use at 179 Galvin Lane that currently has a building at the location, and the other is a mixed-use building at 2227 Route 32 for commercial space on the lower level and apartments above it. Both of these will need to come before Planning and Zoning, but application has not been made yet.

8. Ongoing Business

a) CIF Planning Grant Status and Endorsement

Assistant Planner Badalucca reported that she, Mayor Bunnell, Zoning & Wetlands Officer Radford, the Planning and Zoning Chairperson and Grant Coordinator Jim Butler of BJH Consulting Services of New York. Zoom project meetings will be held monthly to include an update on the status of the grant. Also, quarterly Steering Committee meetings will be held that will include business owners and Commissioner Hernandez. Public outreach for October will also be planned.

b) Commission Work Program – No action

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

Assistant Planner Badalucca continued discussion from the July meeting of the Commission concerning empty storefronts in Town for potential business expansion. The discussion included the inability to determine if a business location is empty, the difficulty of determining an address and the suitability of the business. The Assistant Planner noted that the information was requested by the Chamber for those who call looking for a property so owner contact information can be conveyed. Further discussion was had about former Town establishments and what they can become—the Mill on Route 163 and the strip of property past the hotel on Route 32 that has small wetlands in between. The relocation of Little People’s Day Care and a new day care near the dinosaur location on Route 185 that will accommodate 60 children was also discussed.

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 Commissioner Hewett to adjourn the meeting at 6:19 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