

**Town of Montville**  
**Town Council**  
**Special Meeting Minutes**  
**December 23, 2025, 5:00 p.m.**  
**Montville Town Hall – Town Council Chambers**

1. Call to Order  
Chairperson May called the meeting to order at 5:00 p.m.
2. Pledge of Allegiance
3. Roll Call  
Present were Councilors Brian Baker, Billy Caron, Joseph Jaskiewicz, Tim May, Rachael Novak, and Nicholas Sabilia. Absent was Councilor Kate Southard. Also present was Mayor Leonard Bunnell, Sr.
4. Remarks from the public relating to matters on the agenda with a three-minute limit – *none*
5. Executive Session
  - a. To Consider and Act on a Motion to enter into Executive Session for the purpose of discussing strategy and/or negotiations with respect to Fire Fighter Contract talk. Discussions to include members of the Town Council, Mayor Leonard Bunnell, Sr., Town Attorney Michael Satti, and Elizabeth Hillman.  
  
Motion made by Councilor Jaskiewicz, seconded by Councilor Caron. Discussion: None. Voice vote, 6-0, all in favor. Invited parties exited Town Council Chambers for Executive Session at 5:02 p.m. Chairman May resumed the meeting at 5:32 p.m. No votes were taken during Executive Session.
6. New Business
  - a. **Resolution #2025-100. THE TOWN OF MONTVILLE HEREBY RESOLVES** to authorize Mayor Leonard G. Bunnell, Sr., to draft an ordinance for the sale of approximately 0.11 acres of town owned property on the northern side of PTA Lane to be combined with 1905 Norwich New London Turnpike (099-088-000) which received an Unfavorable §8-24 Review from the Planning & Zoning Commission. (Mayor Bunnell)  
  
Motion made by Councilor Jaskiewicz, seconded by Councilor Sabilia. Discussion: Mayor Bunnell stated that the Town was approached by the Property Owner of 1905 Norwich-New London Turnpike (Route 32) regarding their interest in purchasing a strip of property running parallel to PTA Lane. The item was reviewed by the Town Attorney and the Planning & Zoning Commission, who submitted an Unfavorable §8-24 Review. Because of the Unfavorable Review, he is requesting that the Town Council authorize him to draft an ordinance for the sale of the property. Land Use & Development Director Dennis Goderre briefly explained the process and the reasons for the Commission's unanimous Unfavorable Review. The documents were reviewed by the Public Works Department, Water Pollution Control Authority (WPCA), and Town Engineer. Per the Engineer's comments, Eversource was contacted to confirm that an easement to Eversource would be required by the Town before the property is transferred. The property, as is, conforms with the Zoning Regulations and meets all of the requirements. The 75' width of the right-of-way is larger than the standard width and runs along PTA Lane, terminating at Mohegan School. PTA Lane runs parallel to Golden Road and is connected by a private right-of-way. As such, any changes to one road will impact the other. The Zoning District(s) for PTA Lane allow for multiple high-intensity uses. For all §8-24 Referrals, the Commission refers to the Town's POCD (Plan of Conservation & Development), which includes a Future Land Use Map. The Map identifies the area as a job or housing investment area with access to a state arterial road, making the

property in question a critical access point. He also reviewed an overlay analysis, should an investor wish to develop the area and utilize part of the right-of-way for transportation improvements. Other considerations included the creation of an oddly shaped right-of-way and the ramifications of selling a public right-of-way with public benefits to a private individual on a case-by-case basis. He confirmed Councilor Baker's question, stating that a vote in favor of the resolution would be contrary to the Town's POCD, from the viewpoint of the Commission and the Department's recommendations. Roll Call vote, 0-5-1. Voting in Favor: None. Voting in Opposition: Councilors Baker, Caron, Jaskiewicz, Novak, and May. Abstention(s): Councilor Sabilia. Resolution failed.

Daniel Malchman expressed his discontent, stating that he has expended significant funds based on the advice of the Zoning Department, including the removal of the pole and hiring of an Engineer, Architect, and Attorney. He also felt that the decision was based on the purchase of a property by a large developer. Their action, he felt, was neither professional nor ethical.

Chairperson May stated that the Planning & Zoning Commission issued an Unfavorable §8-24 Review based on their findings that the application was not in accordance with the Town's POCD, among other reasons. He found Mr. Malchman's comments, which should have been made earlier in the meeting for consideration, derogatory and offensive.

6. Remarks from the Public with a three-minute limit

Daniel Malchman stated that, before purchasing the property located at 1905 Route 32, he spoke with the Mayor, regarding the Town's needs and wishes, and the Zoning Officer, who recommended having the property surveyed, the pole removed, and an easement. He also conducted an environmental review and demolished the existing building. He felt that it was wrong of the Town to advise him to take certain actions without following through and that the Town Council acted with bias, in favor of a large developer who recently purchased property on PTA Lane and was acting incorrectly.

7. Remarks from the Councilors and the Mayor

Councilors Baker and Jaskiewicz wished everyone a Merry Christmas and a Happy New Year.

Councilor Caron wished everyone a Happy and Enjoyable Holiday Season and thanked them for the information.

Mayor Bunnell stated that the Planning & Zoning Commission considered items that he was not aware of, and the Zoning Officer acted in the best interest of the Town at the time and was also unaware of the Commission's considerations and final vote. While they were initially in favor of the proposition, the Commission felt differently.

Chairperson May concurred with the Mayor, adding that the appointed citizens of the Commission serve the town to uphold its Regulations. He wished everyone a Merry Christmas and thanked everyone for attending this evening's meeting.

9. Adjournment

Motion made by Councilor Jaskiewicz, seconded by Councilor Caron, to adjourn the meeting at 5:54 p.m. Discussion: None. Voice vote, 6-0, all in favor. Meeting adjourned.

Respectfully Submitted by: Agnes T. Miyuki, Recording Secretary for the Town of Montville

**AN AUDIO RECORD OF THE MEETING CAN BE FOUND ON THE TOWN'S WEBSITE LOCATED UNDER RESOURCES – MEETING RECORDINGS**