

**Town of Montville**  
**Economic Development Commission**  
**Regular Meeting Minutes – April 20, 2026 – 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, Rich Kohlbrecher, Sheelagh Lapinski and Carmelo Rodriguez. A quorum was present.

Land Use and Development Director Dennis Goderre, Assistant Planner Meredith Badalucca, Mayor Lenny Bunnell, and Town Council Liaison Rachael Novak.

**4. Alterations to the Agenda -- None**

**5. Approval of Meeting Minutes**

a) March 16, 2026

**Motion** by Vice-Chair Hernandez; seconded by Commissioner Kohlbrecher to approve the EDC Regular Meeting Minutes of March 16, 2026. Discussion: none. **Voice vote: 7-0-0, all in favor. Motion approved.**

**6. Remarks from the Public (3-Minute Limit)**

Commissioner Hewitt asked three (3) times for remarks. There were none.

**7. Standing Business**

a) Report from Town Council Liaison – None

b) EDC Commission Communications -- None

c) New Business Report

Chairperson Gillette noted the March 2026 New Business Report. There are two (2) new home businesses for the month—jewelry making and same of barley /buckwheat and a cottage kitchen freeze-dried treats. There is also a pinata and custom party supply home business currently listed as of April 2026.

d) Project Update

Assistant Planner Badaluca reported on pending applications before Planning & Zoning—888 Route 32 for an accessory, the refacing of the Camp Oakdale pickleball parking area, and a Noble Hill project.

Director Goderre reviewed for the Commission a draft Town of Montville Tax Increment Policy and a Town of Montville Master Plan for a TIF District. TIF requires policy that identifies procedures of the Master Plan that is a boiler plate for each district. The role of the EDC is to serve as advisory to the Town Council was proposed and discussed at length by the Commission. Discussion and information provided includes the following:

1. What mechanism would benefit the Town Council and the step to create policy by the Commission? Director Goderre would be the Staff Liaison and would work with the Commission Advisor and Town Council for an Advisory Committee.
2. The Advisory Committee would make recommendations concerning the Plan when requests are received for funds and recommendation would be made on them to the Town Council.
3. Tiff policy, maximum duration and the minimum amount of allocation into the fund for a TIF District of up to 100%. The duration of a TIF District is 30 years but can be changed in any town.
4. Explanation of the maps that encompass the districts: District #1—the town line from Route 32 in Waterford and ends at the Police Station that has a lot of undeveloped land at a value of 5%. District #2—the area around Home Depot ending at Fort Shantok, the area near Mohegan School and PTA Lane that would be discontinued and new housing near Fort Shantok at a value of 4%.
5. What happens when a change to the TIF Plan occurs? The process will start over, and a tax abatement agreed upon for a period for the Town.
6. A master plan identifies funding, planning, and marketing. A plan is working according to factors such as rent and economy.
7. No funds are rebated or given back as they are funds for improvements. Discussion can be had about projection, “a thinking fund” to pay debt and benefit the district.

Director Goderre will send an email to the Commission concerning tonight’s discussion to get this item on the Town Council agenda with the presence of the Commission Chair and the EDC Advisor . A CORE representative will also be present. **Motion** by Commissioner Hewitt; seconded by Commissioner Kohlbrecher to Consider and Act on a Motion to have the Commission serve as advisory for the TIF project. **Voice vote: 7-0-0, all in favor. Motion approved.** Next steps include a draft policy for the July Town Council meeting followed by a public hearing in September. Work will be had with the Commission, the Town Assessor and the Planning & Zoning Commission.

**8. Mission Statement/Purpose—No action**

**9. Business Outreach**

Director Goderre reported that a new administrative assistant starting working today. The plan to hold an information breakfast has been tabled in order to define the audience etc. Per discussion the breakfast will focus on new businesses and have a commerce group (Norwich

Chamber of Commerce) participate. Development of a webpage to draw people to the breakfast, outreach by the EDC to Town businesses, and a survey to capture information was proposed for the breakfast. Recognizing local businesses, a ribbon cutting ceremony and welcoming new businesses on the Town App was also discussed. It was noted that new businesses will receive letters now that a new administrative assistant has been hired. Additionally, the cost associated with the Norwich Chamber of Commerce versus the cost of membership must be worthwhile for a new business.

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

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

**11. Adjournment**

**Motion** by Commissioner Kohlbrecher, seconded by Vice-Chair Hernandez to adjourn the meeting at 7:09 p.m. Discussion: none. **Voice vote: 7-0-0; all in favor. Meeting adjourned.**

Respectfully submitted by,

Gloria J. Gathers  
Recording Secretary  
Town of Montville