

Town of Montville
Economic Development Commission
Regular Meeting Minutes – May 18, 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, Sheelagh Lapinski and Carmelo Rodriguez. Commissioners Walter Hewitt and Rich Kohlbrecher were absent. A quorum was present.

Also present were 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) April 20, 2026

Motion by Vice-Chair Hernandez; seconded by Commissioner Lapinski to approve the EDC Regular Meeting Minutes of April 20, 2026. 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 Town Council Liaison – Town Councilor Novak reported on a presentation by Director Goderre to the Town Council last week and awaiting the policy writeup for a vote in July.

b) EDC Commission Communications -- None

c) New Business Report -- None

d) Project Update

Assistant Planner Badalucca reported on Planning and Zoning Phase 1 approval for a site plan modification for a 22-unit condominium development at 245 Route 32; approval for mitigation of unpermitted removal of earth products on Noble Hill Road; repaving of the pickleball court parking lot at Camp Oakdale that will occur soon; and review of the 2026-2027 Capital Improvement Plan sent on to the Town Council with a favorable report.

8. TIF District Discussion

Director Goderre presented to the Town Council an update to the TIF Draft Master Plan that was reviewed with the Commission according to the district boundaries and thereafter was given to Mayor Bunnell and to the Commission to act as an advisor for the TIF District. The Plan is scheduled to go to TARP for consideration and then follow-up with the Town Council with the Consultant present, who has expertise in district planning, that will likely occur in July. The aim is to move forward with the master plan and policy. Explanation was given regarding the Gateway Norwich and Town Center TIF Districts at 5% and 4% respectively of the Grand List and the total of them cannot exceed 10%. Work will be done with the Town Assessor to confirm the same. The Town Center boundaries were changed to include the Police Department and an RFP for property development was received as a result of the change. A public hearing must be had 90 days before a decision to Planning and Zoning. Comments were asked of the Commission on this topic.

9. EDC Website Update

Director Goderre provided a handout to the Commission concerning the EDC webpage for an opportunity to make changes and weigh in with suggestions. Graphics can be created and feedback as to what stays and what goes is needed. Included in the handout were webpages for other towns, the format and layout of them, per discussion with those towns.

10. Quarterly Breakfast

Director Goderre reported on the interest of Commissioner Kohlbrecher for outreach with businesses regarding their database. Assistant Planner Badalucca reported that the new administrative assistant for their department will be sending letters to the new Town businesses

11. Business Outreach/Business Recognition

Discussion was had by the Commission about promotion of town businesses and the guidelines for the same. A target date of 4-5 months out, format, location, feedback and serving as the eyes of the business community will be considered. A proclamation or citation presented by the Commission, at a Town Council meeting or at the business location was another option. Creating a list, contacting local businesses, press releases to local newspapers were also mentioned. At the next Commission meeting, the goal will be to identify a business that would include how long the business has been open, its success story, and owner information. Commissioner Davis reported on having had a business in Town for 10 years and a staff of 38 working with her with no recognition. A suggestion was made that each Commissioner commits to a calendar month and reaches out to promote the business per the new business report.

12. Remarks from the Public (3-minute limit)

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

13. Adjournment

Motion by Commissioner Davis, seconded by Vice-Chair Hernandez to adjourn the meeting at 6: 37p.m. Discussion: none. **Voice vote: 5-0-0; all in favor. Meeting adjourned.**

Respectfully submitted by,

Gloria J. Gathers
Recording Secretary
Town of Montville