

Town of Montville
Economic Development Commission
Regular Meeting Minutes – June 15, 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

Commissioner Hewitt called the meeting to order at 6:05 p.m.

2. Pledge of Allegiance

All stood and pledged the flag.

3. Roll Call

Present were Chairperson Mickey Gillette (by phone), Vice-Chair Meracus Hernandez (6:09 p.m.) and Commissioners Walter Hewitt and Carmelo Rodriguez. Commissioners Sierra Davis, Sheelagh Lapinski and Rich Kohlbrecher were absent. A quorum was present.

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

4. Alterations to the Agenda – None

5. Approval of Meeting Minutes

a) May 18, 2026

Motion by Commissioner Rodriguez; seconded by Vice-Chair Hernandez to approve the EDC Regular Meeting Minutes of May 18, 2026. Discussion: none. **Voice vote: 4-0-0, 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 – No report

b) EDC Commission Communications -- None

c) New Business Report -- None

Assistant Planner Badalucca reported there were six (6) new home businesses for the May 2026 New Business Report. They are as follows: (1) a bakery for farmers markets and online orders; (2) cottage food bread items; (3) cottage food bakery items to farmers markets; (4) a cleaning service; (5) a lawn care service; and (6) a live sound reinforcement/lighting/commercial speaker installation.

d) Project Updates

Assistant Planner Badalucca reported on new recycling storage (a box-like structure) called Clynk on which she will need to do further review. This is the only new application for the upcoming Planning and Zoning Commission meeting that will more than likely be tabled as she will be on vacation. A public hearing will be held on June 23rd concerning updated regulations and changes concerning affordable housing and associated parking for multi-family units to comply with CT House Bill 8002. This bill allows multi-family units in commercial zones.

8. Appointment of Representative to the POCD/Housing Plan Advisory Committee.

Assistant Planner Badalucca reported on the Advisory Committee for Plan of Conservation and Development and Housing Plan. The request for a representative was made to each Town commission and according to the Town Consultant, Goman and York, meetings for the same will be held once per quarter on Wednesday at 6:00 p.m. Commissioner Rodriguez agreed to take on the advisory role for the Commission in lieu of Commissioner Kohlbrecher who also wanted to take on the quarterly breakfast. Information concerning the September 9th Advisory Committee meeting will be sent to Commissioner Rodriguez from Assistant Planner Badalucca. The Town Consultant will present information and his opinion regarding the POCD/Housing Plan and the Commission advisors will report back to their Commission.

9. TIF District Discussion

Assistant Planner Badalucca reported that Director Goderre will be presenting a TIF information package to the Town Council meeting on July 13th and he will contact the Town Consultant on the same. The information package will include data from the Town Assessor, the Finance Department, and Mayor Bunnell as part of the planning process. If there is information available on this project, Chairperson Gillette asked that it be sent to Commissioner Rodriguez.

10. EDC Website Update

Assistant Planner Badalucca inquired if the Commission had looked at the information sent by the Department Administrative Assistant regarding proposed EDC website updates.

11. Quarterly Breakfast

Assistant Planner Badalucca reported having no information on the quarterly breakfast that was to be spearheaded by Commissioner Kohlbrecher.

12. Business Outreach/Business Recognition

Discussion was had by the Commission about promotion of town businesses and the guidelines for the same. Assistant Planner Badalucca noted that information sent by Commissioner Hewitt to the Town Assessor included businesses that are not legal and some that cannot be operated for tax purposes. Some of the home businesses are without permits or are not permitted such as auto repairs. Communication can be sent to these businesses to come to the office and complete an application. It was reported that Norwich is doing something regarding an incubator program and whether the business list would be utilized to track the length time

a business has been active. The Assistant Planner will sort the business spreadsheet by name, the date of the zoning permit with a focus on home businesses.

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

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

14. Adjournment

Motion by Commissioner Rodriguez, seconded by Vice-Chair Hernandez to adjourn the meeting at 6:32 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