

**Town of Montville
Town Council
Regular Meeting Agenda
July 13, 2026, 7:00 p.m.
Montville Town Hall – Town Council Chambers**

**** AMENDED 07/10/2026 ****

1. Call to Order
2. Pledge of Allegiance followed by a moment of silence in honor of our military
3. Roll Call
4. Special Recognitions/Presentations
 - a. Presentation by Land Use & Development Director Dennis Goderre regarding flood hazard updates to the Flood Insurance Rate Map and the Flood Insurance Study Report.
5. Alterations to the Agenda
6. To Consider and Act on a Motion to Approve:
 - a. The Public Hearing Meeting Minutes of June 8, 2026, 6:00 p.m. (ATV Ordinance)
 - b. The Public Hearing Meeting Minutes of June 8, 2026, 6:30 p.m. (Permanent Building Committee)
 - c. The Regular Meeting Minutes of June 8, 2026
 - d. The Special Meeting Minutes of July 1, 2026 (Montville Fire Fighters Local 3386 IAFF Agreement)
7. Executive Session
 - a. To Consider and Act on a Motion to enter into Executive Session for the purpose of interviewing a candidate for the Farmers Market Committee, Housing Authority, and Permanent Building Committee. Discussions to include members of the Town Council and Mayor Leonard Bunnell, Sr.
8. Remarks from the public relating to matters on the agenda with a three-minute limit
9. Communications
 - a. Copy of the legal bills from Halloran & Sage for the month of May 2026
 - b. Copy of the legal bills from Suisman-Shapiro for the month of May 2026
 - c. Copy of an e-mail from Land Use & Development Director regarding the estimated tax revenue impact of the TIF (Tax Increment Financing) District for Gateway North (north end of RT 32)
10. Report from the Town Attorney on Matters Referred
11. Remarks from the Mayor and/or Administrative Department Heads to include Matters Referred
12. Reports from Standing Committees
 - a. Town Administration/Rules of Procedure
 - b. Finance
 - c. Public Works/Solid Waste Disposal
13. Reports from Special Committees and Liaison Councilors
 - a. Councilor Baker: Public Safety Commission
 - b. Councilor Caron: Commission on Aging, Non-Profit Organizations, Social Services
 - b. Councilor Jaskiewicz: Planning & Zoning Commission

- c. Councilor Novak: Economic Development Commission, Volunteer Firefighters' Relief Fund
- d. Councilor Sabilia: Conservation Commission, Water Pollution Control Authority, Youth Services Bureau and Advisory Board
- e. Councilor Southard: Board of Education, Farmers Market Committee, Library Committee, Parks & Recreation Commission

14. Appointments and Resignations

15. Unfinished Business

16. New Business

- a. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to refund taxes due to overpayments and corrections in the amount of \$2,148.94 (two thousand one hundred forty-eight dollars and ninety-four cents) as requested by the Tax Collector. (Councilor May)
- b. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to accept the Warranty Deed for Open Space to be conveyed to the Town of Montville, for 47 Sharp Hill Road, as required per Planning & Zoning Commission Application Number 25 SUB 7 and 25 SP 1, approved on November 18, 2025, in accordance with a plan entitled "Resubdivision Plans, 23-lot Residential Resubdivision, 47 Sharp Hill Road, Montville, Connecticut 06382, Prepared for MT Kineo Builders, LLC, dated July 10, 2025, Revised March 31, 2026". (Councilor Jaskiewicz)
- c. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to join the Connecticut Municipal Development Authority (the CMDA), as a Member Municipality and whose function and purpose is outlined below, and authorizes Mayor Leonard Bunnell to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of the Town of Montville with the CMDA and any other agreements, instruments and documents, that such official deems necessary, appropriate or desirable to implement the terms of any such memorandum of agreement and consummate the intention of this and the resolution.

The Connecticut Municipal Development Authority (the "Authority"), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut has been established pursuant to section 8-169ii of the Connecticut General Statutes (the "General Statutes"); and

WHEREAS, the Authority was created for the performance of an essential public and governmental function, including for the purposes set forth in section 8-169jj of the General Statutes to: (1) Stimulate economic and transit-oriented development, as defined in section 13b-79kk of the General Statutes, within Connecticut Municipal Development Authority development districts; (2) encourage residential housing development within development districts; (3) manage facilities through contractual agreement or other legal instrument; (4) stimulate new investment within development districts and provide support for the creation of vibrant, multidimensional downtowns; (5) upon request of the legislative body of a member municipality, or the legislative bodies of the municipalities constituting a joint member entity, as applicable, in which a development district is located, work with such municipality or municipalities to assist in development and redevelopment efforts to stimulate the economy of such municipality or municipalities; (6) upon request of the Secretary of the Office of Policy and Management and with the approval of the chief executive officer of a

member municipality, or the chief executive officers of the municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or redevelopment within such development district; (7) encourage development and redevelopment of property within development districts; (8) engage residents of member municipalities, or municipalities constituting a joint member entity, as applicable, and other stakeholders in development and redevelopment efforts; (9) market and develop development districts as vibrant and multidimensional; and (10) provide financial support and technical assistance to municipalities to develop housing growth zones; and

WHEREAS, under the General Statutes, the types of projects for which Authority assistance is authorized includes the following: (A) the design and construction of transit-oriented development, as defined in section 13b-79kk of the General Statutes; (B) the creation of housing units through rehabilitation or new construction; (C) the demolition or redevelopment of vacant buildings; and (D) development and redevelopment; and

WHEREAS, according to Section 8-169ll of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, or by the board of selectmen in a municipality where the legislative body is the town meeting, opt to join the Authority as a member municipality, provided such municipality holds a public hearing or otherwise provides for public comment prior to any vote on such certified resolution. (Councilor Jaskiewicz)

- d. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to consider and act on a motion to introduce and set the date for a public hearing for an ordinance titled “An Ordinance to Amend Ordinance No. 2017-01, “Ordinance Regarding Land Use Application Processing Fees” on _____, 2026, at _____ p.m. The Public Hearing will be held at Montville Town Hall in the Town Council Chambers. (Councilor Jaskiewicz)
- e. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to authorize Mayor Leonard Bunnell to make application for a State of Connecticut Department of Economic and Community Development Greyfield Revitalization Program grant in the amount of two hundred twenty-two thousand five hundred dollars (\$222,500) to fund the existing conditions assessment associated 350 Route 32 which includes, but is not limited to, site surveys, building conditions assessment, appraisals, cost estimating, environment materials evaluation, and intersection studies, and is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative. (Councilor Jaskiewicz)
- f. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to authorize Mayor Leonard Bunnell to make application for a United States Department of Agriculture (USDA) Water & Waste Disposal Predevelopment Planning Grant in the amount of \$60,000 (sixty thousand dollars), which said grant requires a match of \$20,000 (twenty thousand dollars) which shall be paid by the owner of 90 and 91 Leffingwell Road for a total project amount of \$80,000 (eighty thousand dollars) to fund the preliminary engineering review of 90 and 91 Leffingwell Road for on-site sanitary feasibility study, an associated sanitary force main, and conduct planning studies to understand capacity and expansion

of the Town's water pollution control facility; Mayor Bunnell is directed to execute and file such application with the USDA, to provide such additional information, to execute such other documents as may be required, to execute agreements with the USDA, and to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative. (Councilor Jaskiewicz)

- g. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to approve wages for Part-time employees, to become effective upon 7/1/26, as indicated in Schedule A. (Councilor May)
- h. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to authorize the use of up to \$42,798.00 (forty-two thousand seven hundred ninety-eight dollars) from account 10480-52164, Contingency for the purchase and implementation of Time and Attendance. (Councilor May)

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

18. Remarks from the Councilors and the Mayor

19. Adjournment

SCHEDULE A

Position	Current rate	Proposed 7/1/2026
Asst Dog Warden	19.80	21.00
Minutes Clerk	26.00	26.65
IT Admin Asst	25.27	25.90
Kitchen Server*	16.35	16.76
Police Secretary	16.69	17.35
Youth Program Asst I	20.00	21.00
Youth Program Asst II	19.50	20.50
Sr. Seasonal PW	17.69	18.13
Sr. Landfill	19.18	19.68
Landfill (3)	16.69	17.11
Sr Social Program Coordinator	25.00	25.63
Blight Inspector	25.00	30.00
Building Inspector	40.14	44.05
Town hall admin	24.66	25.28

*State of CT minimum wage 16.35/hr
1/1/25 and 1/1/26