

**Town of Montville
Town Council
Special Meeting Minutes
July 20, 2026, 6:30 p.m.
Montville Town Hall – Town Council Chambers**

1. Call to Order
Chairman May called the meeting to order at 7:30 p.m.
2. Pledge of Allegiance followed by a moment of silence in honor of our military
3. Roll Call
Present were Councilors Brian Baker, Billy Caron, Joseph Jaskiewicz, Tim May, Rachael Novak, Nicholas Sabilia, and Kate Southard. Also present was Mayor Leonard Bunnell, Sr.
4. New Business
 - a. **WHEREAS**, the Montville Town Council proposes to take final action, pursuant to Connecticut General Statutes § 13a-49, to discontinue the town road known as PTA Lane, as more particularly described as follows:

A tract of land situated on the easterly edge of Norwich New London Turnpike in the town of Montville, Connecticut shown on a plan titled “Defining PTA Lane General Location Survey Town of Montville” Prepared by: CLA Engineers, Inc. Job No. 5513J Date: 01/20/25 Scale: 1”=50’ and which is more accurately described as follows:

Beginning at a point on the Southwesterly corner of 1905 Route 32, which point marks the Northwesterly corner of the property herein described.

Thence, along the land of 1905 Route 32, S83° 10’ 05.94”E 189.81 feet, to a point along the land of 15 Golden Road.

Thence, along the land of 15 Golden Road, each in part, S83° 54’ 13.36”E 634.43 feet, S82° 54’ 46.92”E 528.61 feet to a point along the land of 49 Golden Road.

Thence, along the land of 49 Golden Road, each in part N75° 31’ 36.56”E 125.40 feet, S23° 12’ 20.44”E 131.37 feet to a point along the land of 87 PTA Lane.

Thence, along the land of 87 PTA Lane, each in part, N89° 27’ 58.96”W 378.01 feet, N79° 05’ 58.95”W 479.00 feet to a point along the land of 73 PTA Lane.

Thence, along the land of 73 PTA Lane, N83° 53’ 58.96”W 408.00 feet to a point along the land of 1865 Route 32.

Thence, along the land of 1865 Route 32, N83° 33’ 23.16”W 272.99 feet to a point along the land of the Norwich-New London Turnpike (Route 32).

Thence, along the land of the Norwich-New London Turnpike (Route 32), N06° 09’ 23.21”E 76.93 feet, to the point of beginning.

WHEREAS, pursuant to Connecticut General Statutes § 13a-49 and the Code of the Town of Montville § 1-15, the Montville Town Council may discontinue any portion of a road; and

WHEREAS, the proposed discontinuance was referred to the Planning and Zoning Commission pursuant to Connecticut General Statutes § 8-24; and

WHEREAS, the Planning and Zoning Commission, at its meeting on March 24, 2026, voted unanimously to send a report of approval to the Montville Town Council in support of the discontinuance of PTA Lane; and

WHEREAS, notice of this meeting and of the proposed final action of the Montville Town Council to discontinue PTA Lane has been physically posted at both ends of the proposed discontinuance and mailed to all landowners abutting PTA Lane at least 30 days prior to this meeting in accordance with the requirements of Connecticut General Statutes § 13a-49; and

WHEREAS, the Montville Town Council wishes to take final action to discontinue PTA Lane as heard at a Public Hearing held on July 20, 2026; and

WHEREAS, a duly warned Special Town Meeting will be held on July 29, 2026 at 5:00 P.M. to 7:00 P.M. at Montville Town Hall, Council Chambers for the electors of the Town of Montville to consider and discuss, and vote upon, the final action of the Montville Town Council to discontinue PTA as described herein.

NOW, THEREFORE, BE IT RESOLVED, that the Montville Town Council hereby approves the discontinuance of PTA Lane, as more particularly described above, subject to the majority vote of the electors at said Special Town Meeting; and

BE IT FURTHER RESOLVED, that upon approval by majority vote at said Special Town Meeting, the above-described PTA Lane shall be discontinued and the Mayor shall be authorized to take all actions necessary to effectuate such discontinuance in accordance with Connecticut General Statutes § 13a-49.

Motion made by Councilor Caron, seconded by Councilor Sabilia. Discussion: Councilor Sabilia proposed holding the Town Meeting from 4:00 to 7:00 p.m. to allow the public additional time to submit their vote.

Motion made by Councilor Sabilia, seconded by Councilor Baker, to amend the hours of the Special Town Meeting from 5:00 to 7:00 p.m. to 4:00 to 7:00 p.m. Discussion: None. Roll Call vote, 7-0, all in favor. Voting in Favor: Councilors Baker, Caron, Jaskiewicz, May, Novak, Sabilia, and Southard. Voting in Opposition: None.

Roll Call vote, 7-0, all in favor. Voting in Favor: Councilors Baker, Caron, Jaskiewicz, May, Novak, Sabilia, and Southard. Voting in Opposition: None.

5. Remarks from the Public with a three-minute limit – *none*

6. Remarks from the Councilors and the Mayor

Councilor Novak thanked everyone for attending this evening's meetings and recommended that they also attend future Planning & Zoning Commission meetings to keep up to date on the proposal.

Councilor Baker concurred, adding that, when completed, the potential tax revenue for the 23-acre property would increase from approximately \$34,000.00 to \$500,000.00. This evening's meeting also reflects the Town and the developer's transparency on the matter.

Councilor Sabilia thanked them for providing an informative presentation and the public for attending this evening's meeting and voicing their concerns. He was dismayed by the comment(s) regarding the expediency of the matter, stating that the proposal has been in process for several months. He also thanked the residents for their trust in the Councilors, whom they elected to ensure that this and all matters are thoroughly investigated and their concerns are addressed.

Chairman May echoed the Councilors' comments, citing the misinformation circulating on social media channels. Throughout the years, they have received numerous comments

regarding the need for more economic development. Thanks to the efforts of the Land Use & Development Department and Planning & Zoning Commission, those comments are being addressed and realized openly and transparently.

Councilor Caron also expressed his appreciation for the presentation and thanked everyone for attending the meetings and providing their comments, which he ensured would be considered. He looks forward to seeing everyone next Wednesday for the Special Town Meeting.

Councilor Jaskiewicz also thanked everyone for their comments and requested that they carefully review and consider the proposal and this evening's comments.

Councilor Southard also thanked them for their presentation, stating that the proposed development is a responsible one. As they campaigned, door-to-door, the one consistent comment was that the Town needs to bring in more development and stabilize taxes. The proposal, she stated, would help address their comments. As a schoolteacher, she also spoke on the importance of the children's safety, and while appreciative of all who raised funding for the existing playground, it is aging. She felt that the proposal was a great opportunity for the Town and would take their comments to heart.

Mayor Bunnell, a former Police Lieutenant, recalled responding to numerous complaints from the residents regarding those who utilized the School as a cut-through road. The proposed improvements would help alleviate most, if not all, of the safety issues at Mohegan School via Golden Road and PTA Lane at the developer's expense. With respect to transparency, he informed the public that the meeting minutes and recordings are available online for public viewing, and the public is invited to attend all Town meetings.

Chairman May also thanked the Land Use & Development Director, Atty. Sharp, and P.E. Solli for attending the meeting and providing the presentation.

7. Adjournment

Motion made by Councilor Caron, seconded by Councilor Baker, to adjourn the meeting at 7:44 p.m. Discussion: None. Voice vote, 7-0, 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**