

Town of Montville
Economic Development Commission
Regular Meeting Minutes – August 17, 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 6:02 p.m.

2. Pledge of Allegiance

All stood and pledged the flag.

3. Roll Call

Present were Chairperson Mickey Gillette, Commissioners Sierra Davis, Walter Hewitt, Sheelagh Lapinski and Carmelo Rodriguez. Vice-Chair Meracus Hernandez and Commissioner Rich Kohlbrecher were absent. A quorum was present.

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

4. Alterations to the Agenda – None

5. Approval of Meeting Minutes

a) June 15, 2026

Motion by Commissioner Hewitt seconded by Commissioner Davis to approve the EDC Regular Meeting Minutes of June 15, 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 the Town Council having met with Goman & York, its municipal advisory for the Plan of Conservation and Development. Consideration was given to what the Town wants to put funds toward. A lecture was conducted with the Town Council that included ideas for development and a hands-on exercise using a giant map and red and green stickers. The stickers were used as an indicator of areas for which the Town Council looked at with pride and areas that require improvement. Cash--\$5, \$10, and \$50—was also used as an indicator of success versus what needs work. A report on this exercise will be prepared and the exercise itself will also be done with the public.

b) EDC Commission Communications -- None

c) New Business Report

Chairperson Gillette referenced the New Business Report. Included in the report were three (3) new businesses in June, one (1) in July and two (2) thus far in August. The businesses were as follows: June: a café/restaurant, a nail salon, and an online e-commerce coffee store. July: a cottage food home business baking and selling baked goods. August: a sushi restaurant and an online only services home business for consulting in the pharmaceutical industry.

d) Project Updates

Assistant Planner Badalucca reported on project updates as follows:

- **2020 Route 32 (099-045-00A)** – CLYNK Recycling Station to be Installed within Existing Parking Lot Limits
- **197 Route 32 (070-025-000)** -- Change of Use Home Occupation Dentist Office to Financial Planning Office Building
- **695 Route 32 (079-013-000)** -- Proposed Residential Development (Middle Housing Development to Include Three (3) Townhouses)
- **211 Chapel Hill Road (028-008-000)** – 2 Lot Subdivision

8. TIF District Discussion – No report

9. Business Outreach/Business Recognition – No report

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

Chairperson Gillette asked three (3) times for remarks. Commissioner Rodriguez remarked on discussion had at the last Commission meeting regarding PTA Lane. He noted that he spoke at that time as a homeowner against the project and referenced what was said in the newspaper versus what he actually said. The Commissioner also referenced a comment made by Mayor Bunnell that was problematic as well commentary in the newspaper where he was referenced as a commissioner as well as his home address. Town Councilor Novak noted that the Town Board and Commission members are listed on the Town website.

11. Adjournment

Motion by Commissioner Lapinski, seconded by Commissioner Davis to adjourn the meeting at 6:13 p.m. Discussion: none. **Voice vote: 5-0-0; all in favor. Meeting adjourned.**

Respectfully submitted by,

Gloria J. Gathers
Recording Secretary
Town of Montville