Town of Montville
Town Council
Public Hearing Minutes
October 13, 2026 – 6:00 p.m.
Montville Town Hall – Town Council Chambers

1. Call to Order
   Chairperson May called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call
   Present were Councilors Brian Baker, Billy Caron, Joseph Jaskiewicz, Tim May, Rachael Novak, and Nicholas Sabilia. Absent was Councilor Kate Southard. Also present was Mayor Leonard Bunnell, Sr.

4. Public Hearing

TOWN OF MONTVILLE
NOTICE OF ORDINANCE HEARING

The following Ordinance, copies of which may be obtained at the office of the Town Clerk during office hours, was introduced at a special meeting of the Town Council held September 28, 2026 and a public hearing thereon and for its consideration by the Town Council will be held at Town Hall Council Chambers, October 13, 2026 at 6:00 P.M.

AN ORDINANCE REGARDING THE LEASE OF PTA LANE

THE TOWN OF MONTVILLE HEREBY ORDAINS:

Section 1.

The Mayor of the Town of Montville is hereby authorized to enter into a Lease of a portion of property known as PTA Lane, Montville, Connecticut, containing approximately 1.81 acres, to MONTVILLE 1 LLC, as Tenant, for a term of 99 years substantially in accordance with the terms and conditions contained in the proposed Lease on file with the Mayor. Said Lease shall be made directly, subject to the Tenant's compliance with the terms and provisions herein and as determined by the Town Attorney and the Mayor, in their discretion. The Mayor is hereby authorized to execute, and the Town Clerk to attest to and affix the seal of the Town of Montville to, the Lease after approval of it by the Town Attorney as to form, terms, content and legality.

Section 2.

This ordinance shall become effective thirty (30) days from the date of its adoption.

Dated at Montville, Connecticut this 29th day of September 2026.
Katie Haring, Montville Town Clerk

Land Use & Development Department Director Dennis Goderre presented his reports and responded to the common questions regarding the Planning & Zoning Commission's §8-24 Review and proposed Ordinance. He discussed the location of the property, which is ideal, based on its relatively flat terrain, existing infrastructure, access to regional

highways and public transit, and its proximity to Montville Commons; the Planning & Zoning Commission's §8-24 Review, which found the proposal to be consistent with the Town's planning objectives, as outlined in the Town's Plan of Conservation & Development (POCD) since 1985; the extensive review and approval process, as required, which would be conducted by the Town and the state to approve the project; the interest of the owner of 15 Golden Road to sell the property, which houses a mobile home park (the sale of the property and resulting displacement of its residents is outside the Town's purview); the traffic improvements that would be made by the Developer at and near the school, including relocating the aging road (PTA Lane) and installing a traffic light at Route 32, to ensure and improve the safety of the students, families, staff, emergency, services, residents, and community; the economic development benefits of the proposed lease, including increased tax revenue, increased access to everyday goods and services, employment, consumer choice, new housing and opportunities for local businesses – all of which would help improve the residents' quality of life, and; alternative options. The lease requires the Developer to fund the entire cost of the relocation of PTA Lane (estimated $2 million value), sidewalks, and a traffic signal at Route 32, a contribution of $350,000.00 towards the purchase and installation of a new playscape, fencing and a landscape buffer between the development and the School, and would also result in additional property tax revenue. The proposal would neither affect access to the school nor the flow of traffic in the area. In his professional opinion, similar opportunities with the same improvements may not become available in the future and rejecting the lease would not guarantee that the existing residents would be able to maintain their current residences. Rejecting the proposal would send a negative message to any potential investors. He invited the public to attend one of their many public forums to discuss the Town's POCD, Housing Plan, and Regulations and have a voice in the Town's future.

Montville Police Department Lt. David Radford also recited a statement, as written by the Police Chief, who was unable to attend this evening's Public Hearing. The statement expressed the Department's support for the proposal, which would provide unrestricted access to the School, and a request to install fencing or a barrier along the western edge of PTA Lane, avoiding pedestrian traffic from/to the adjacent commercial property.

Attorney John Knuff, representing Montville I, LLC, thanked the Director for his hard work and thorough review and spoke on its many benefits. The proposal would assist the Town in executing its long-time vision of revitalizing the area, as expressed in its POCD. The lease would more than adequately compensate the Town through its contribution for a new playscape and replacing the deteriorating road with a new, relocated PTA Lane to Town standards, a sidewalk, and a traffic signal. Additionally, as requested by the Police Chief, a buffer between the school and the development will be constructed; the Town would earn up to $1.2 million in additional tax revenue; and the development would result in a ripple effect for new developments and businesses, employment, and increased spending within the community. A painstaking process of acquiring the numerous Town and state approvals is required before the road improvement project commences. Once approved and constructed, the project would proceed to the construction of the development. After its completion, over five (5) acres of land, comprising the new PTA Lane and replacing the 1.8 acres of leased property, would be conveyed to the Town. The Developer would work closely with the Town and the Town Attorney to ensure that the Town is adequately compensated and protected. They hope and look forward to the opportunity to continue working with the Town.

Chairman May recited the Public Notice and invited the public to speak on the proposed Ordinance.

Vic Lenda, Kitemaug Road, a 50+ year resident with over 30 years of road safety experience, had mixed feelings concerning the Ordinance. He expressed his opposition to the relocation of the existing residents and his concerns about the increased traffic in the area on the already overused Route 32.

Mr. Subotkowski, 209 Route 32, questioned the reasoning behind holding an additional meeting and vote to discuss a project that the townspeople had already voted down. The proposed development would earn the Town revenue at the expense of the displaced residents. He also proposed grandfathering in the existing roads.

Michelle Majewski, 103 Gallivan Lane, whose family has resided in Montville for four generations, expressed her love for the Town and opposition to the Ordinance. She recalled the promises that were made when the proposal for the Casino arose, including a decrease in taxes and an increase in businesses, not unlike the current proposal. The residents remain in the Town due to its size and rural qualities, which do not align with the proposed development, and would increase traffic in an area that is already unsustainable. She questioned why the development could not be constructed in a different area along Route 32.

Evelyn Yates, 15 Golden Road, who moved from New London 47 years ago to reside in a quiet, safe neighborhood with her family, stated her opposition to the Ordinance and her wish to continue residing in the Town. She cited the many stores that have closed, as many choose to support the stores, enjoy the entertainment, and many amenities offered at the Casino.

Michele Lemieux, 32 Podurgiel Lane, whose family has resided in Montville for four generations, also stated her opposition. Residing behind Home Depot, she recalled the flooding and destruction of properties resulting from the construction work. She has also experienced near collisions in the area due to the increased traffic and speeding vehicles. She did not feel that the Town would be able to adequately protect its residents, and did not feel that the Town cared about its residents who love the Town. She also proposed the developer seek alternative, safer areas that would not disrupt so many lives, adding that it was not their wish to become a city akin to New London, Norwich, or Waterford.

Joseph Brian Bonner, Old Colchester Road, owner of a property on PTA Lane, spoke in favor of the Ordinance, stating that the proposal was in the Town's best interest. Having attended the informational meetings that have been held, disagreed with Ms. Lemieux, stating that there are members of the Town who do care about the Town and its residents. Such opportunities are rare and would be a positive long-term addition for the Town.

Frank Majewski, Gallivan Lane, addressed the $5,700.00 in contributions from the Carpionato family to the Democratic Town Committee. The revelation led him to question the public's confidence in their local government and the expectation to make decisions in the community's best interest, rather than an individual Developer. He stated the importance of maintaining transparency to ensure that no special treatment or assumed wrongdoing exists. The future of the Town should be determined by sound planning, responsible financial decisions, open government, and equal treatment under the law. He requested that the Town Council provide residents with the transparency they deserve.

Jessica Burke, 4 Little John Drive, spoke in favor of the proposal, stating that, without the potential revenue, the funding needed to support the aging community, who have expressed their wish to remain in the town, would not be possible. She expressed the importance of embracing change in order to grow and continue to support the elderly

and their children.

Tiffany Walls, 154 Fitch Hill Road, expressed her opposition to the proposed Ordinance. She stated her love and pride for the Town of Montville, having relocated her family 23 years ago from California due to the overcrowding, corruption, and lack of transparency and support. She stated that her children were “disenchanted and disheartened” by the Town’s lack of care. It saddened her that the Developer purchased the property with full knowledge of the road and reminded them of the townspeople’s previous vote to oppose the development.

Brandon Sabbag, 290 Maple Avenue, spoke neither in favor nor in opposition to the proposed Ordinance. He thanked the members on the dais for their service, time, and efforts. He spoke on a recent opportunity to speak with the mobile home park residents and the owner and expressed his concerns about the Town Council’s pending approval, regardless of the residents’ previous vote to oppose the project. He informed the public that the state requires minimum compensation of $10,000.00 for displaced residents and questioned how much the Developer is proposing to compensate the residents.

Allison Hoffman, Fort Shantok Road, expressed her concerns about the residences located behind the proposed development. She also commented on the Town’s shamefulness in leasing the property for 99 years for only $1.00/year, stating that commercial properties should garner a much higher amount..

Ashley Sparkman, Little John Drive, a former Mohegan School employee and parent of Mohegan School students, spoke in favor of the Ordinance. She stated the need for an upgraded playground that also accommodates special needs children. She also commented on the inferior state of PTA Lane and, being under 40 years of age, stated her wish to frequent stores and restaurants located within her community. She felt that the proposal was in the best interest for the future of Montville.

Flo Turner, 204 Route 163, who currently resides on a busy road in the industrial section of the Town, stated that she is in favor of the proposed Ordinance, which would support and serve as a catalyst for future businesses, easing any future tax burdens, especially in light of the current state of the economy. She added that she, too, frequents stores in Waterford, due to the Town’s minimal store offerings.

Walter Hewitt, 336 Occum Lane, spoke in favor of the proposed Ordinance. A member of the Economic Development Commission, he stated their ongoing efforts to bring in developments and provide tax relief to the Town and its residents. He stated the importance of attending the meetings during which the Town’s POCD is discussed to express their wants for the future of the Town, rather than in the current forum during which a proposal, based on the POCD, is being presented. He felt the Town should accept the proposal for a property that has been available for countless years. While he understands the difficulties involved with change, he felt that it was unrealistic to expect their taxes to decrease without such developments.

Michele Lemieux, 32 Podurgiel Lane, added that a recent $150,000.00 contract for the sale of one of the mobile homes on Golden Road was cancelled due to the buyer gaining knowledge of the proposed project; the potential of being compensated $10,000.00, rather than for its full value, is not fair to the property owner.

Joanne Langley, Golden Road, expressed her opposition to the proposed Ordinance. She has enjoyed viewing the deer and friends walking along the road and does not look forward to viewing the proposed “monstrosity”.

Chairman May asked if there were any additional members of the public who would like to speak. There being no additional comments, he asked the Developer and Director to

respond to the questions and comments voiced by the residents. He also reminded the public that the Ordinance is for the lease of the property; the relocation or displacement of the current residents is outside the Town's purview.

Atty. Knuff responded as follows:

PTA Lane – The failure of their previous proposal to discontinue PTA Lane resulted in the current proposal to re-create a new and improved PTA Lane.

Traffic Concerns – The proposal will be thoroughly reviewed by the Office of the State Traffic Administration (OSTA) and the Connecticut Department of Transportation (CT DOT). Approvals from these agencies must be received before the project can proceed. If denied, PTA Lane will be maintained as is.

15 Golden Road – The sale of the property is under the purview of the current owner and their willingness to sell the property, and the developer.

Alternate Locations – The proposal before them arose over a 40-year period during which the Town has designated the location as ideal for such a development due to the existing infrastructure and proximity to regional highways.

Love of the Town – He agreed that there is a lot to love about the Town of Montville. The development would provide the Town with countless benefits, including a new playscape, new road, and tax revenue; it would not preclude the residents from loving their Town. The proposal is an opportunity for the Town and its residents to work in concert with a reputable Developer and address their concerns as the plans are developed.

Land Use & Development Director Goderre added that the Town Engineer, all of the relevant departments, the Land Use & Development office, as well as the state agencies will conduct a thorough review of the proposed plans. The Ordinance is the first step of many. With respect to housing, he stated the importance of presenting a progressive community that is willing to provide the services required to support its residents. Developers provide goods and services, housing, and medical facilities that are needed to support a community. Without this realization, the Town would not be able to reach its true potential.

Motion made by Councilor Jaskiewicz, seconded by Councilor Caron, to close the Public Hearing. Discussion: None. Voice Vote, 6-0, all in favor. Motion carried.

Councilor Novak questioned the discrepancy between the potential tax revenue amount of $700,000.00, which was previously presented, and $1.2 million, as currently stated. Additionally, while understanding that the displacement of the Golden Road residents is not under their purview, it was her understanding that the minimum of $10,000.00 was in addition to the market value of their respective residences.

Atty. Knuff recited the data as provided, which stated the derivation of the potential tax revenue amounts. Though he would need to confirm the compensation amount, he believed that her understanding of the state statute was correct.

Councilor Sabilia thanked them for a very thorough presentation.

Councilor Jaskiewicz also thanked everyone for attending the Public Hearing and expressing their thoughts, adding that he, too, loves the Town and its residents.

Mayor Bunnell also thanked everyone, especially thanking and commending the Land Use Director for his hard work and Atty. Knuff for the information he presented, providing transparency.

Councilor May felt that transparency was an often misunderstood and overused term. He

Councilor May felt that transparency was an often-overused term. He stated that all town meetings are open to the public, who are invited to attend and voice their concerns. He encouraged everyone to review and attend the upcoming meetings regarding the Town's POCD, which states the vision of the Town's future. He stated the importance of the POCD, which is referred to and used as a guideline by potential developers before a project is presented to the Planning & Zoning Commission, which must ensure that proposed developments align with the Town's POCD.

5. Adjournment
Motion made by Councilor Jaskiewicz, seconded by Councilor Novak, to adjourn the meeting at 7:22 p.m. Discussion: None. Voice vote, 6-0, 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