Town of Montville Town Council
Special Meeting Minutes
October 13, 2026, 7:00 p.m.
Montville Town Hall – Town Council Chambers

1. Call to Order
   Chairperson May called the meeting to order at 7:00 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, and Nicholas Sabilia. Absent was Councilor Kate Southard. Also present was Mayor Leonard Bunnell, Sr.

4. New Business
   a. **Resolution #2026-67. THE TOWN OF MONTVILLE HEREBY RESOLVES** to approve the favorable §8-24 review for the lease and relocation of PTA Lane. (Councilor Jaskiewicz)

      Motion made by Councilor Jaskiewicz, seconded by Councilor Sabilia. Discussion: None. Roll Call vote, 6-0, all in favor. Voting in Favor: Councilors Baker, Caron, Jaskiewicz, May, Novak, and Sabilia. Voting in Opposition: None. Resolution passed.

   b. **Resolution #2026-68. THE TOWN OF MONTVILLE HEREBY RESOLVES** to approve and adopt the Ordinance titled "AN ORDINANCE REGARDING THE LEASE OF REAL PROPERTY LOCATED ON PTA LANE" as heard at a Public Hearing held on Tuesday, October 13, 2026, at 6:00 p.m. in the Town Council Chambers at Montville Town Hall. (Councilor May)

      Motion made by Councilor Jaskiewicz, seconded by Councilor Baker. Discussion: None. Roll Call vote, 6-0, all in favor. Voting in Favor: Councilors Baker, Caron, Jaskiewicz, May, Novak, and Sabilia. Voting in Opposition: None. Resolution passed.

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 their meetings, stating that it was a very difficult decision. She clarified that the previous month's vote was regarding the discontinuance of PTA Lane, not for this project. At that time, only 2% of registered voters voted, making it very difficult to speak on the residents' behalf. As a liaison for the Economic Development Commission, she is in favor of the proposal. Regardless, she will continue to keep her eyes open and ensure that all of the details remain transparent.

   Councilor Baker disagreed that the process lacked transparency and felt that most, if not all, of the questions were answered this evening. One of the main issues he hears from the residents is the Town's lack of businesses to patronize. Many individuals and families frequent their neighboring towns to shop for their needs. The proposal is a perfect opportunity for the community to increase its tax revenue, help fund the needs of the community, and provide an opportunity for the residents to support its local businesses.

   Councilor Sabilia appreciated the public's concerns. While his heart goes out to the residents on Golden Road, the sale of the property remains with the developer and the owner of the mobile home park, who has expressed an interest in selling the property; the matter is outside the Town's purview. The location, near Route 32 and the Casino, is ideal for the development. He also addressed the campaign contributions by the Carpionato Group to the Democratic Town Committee, stating that the Group has been conducting business in the Town for several years. Similarly, Hamilton Investments, who are based out of town and

specialize in multi-family, hotel, and short-term rental assets, donate to the Republican Town Committee. It is not uncommon for a developer with a good relationship with the town to donate funds to continue that relationship. Regardless, the proposed project is unrelated to the politics of the Town. Rather, it is a project that would increase the Town's tax base, improve the area, and offer its residents additional shopping opportunities.

Chairman May disputed the comments related to the Town's lack of transparency and claims of conspiracy. He agreed with Councilor Sabilia, adding that there are many instances in which entities donate to political parties. These donations are disclosed and available to the public. The Town's boards and commissions are involved with the development of the POCD, which directs potential developers on the needs of the town and proposes possible locations. He stated the importance of reviewing the document and voicing their thoughts when the POCD is in the process of being updated. He commended the Developer for taking the time to listen to the public and addressing their concerns during their initial proposal to discontinue PTA Lane.

Councilor Caron concurred with his colleagues, adding that his family has resided in the town for 250 years. He addressed those who felt that the Councilors lacked care for its townspeople, stating that the primary reason the Councilors run for office is due to their love and care for the Town, its residents, and future. Without such developments, the Town would be unable to support its schools, Police Department, First Responders, etc., and move forward. He, too, is disturbed by the possible displacement of the mobile home park residents, and has made several calls only to find that the matter was outside the Town's jurisdiction. While he appreciates the public's comments, they are doing what they were elected to do: to do what is best for the Town and its future. He thanked everyone for attending this evening's meetings.

Councilor Jaskiewicz also thanked everyone for attending the meeting and voicing their concerns. He stated that his support for the proposal was rooted in his support for the residents, his love and care for the town and its residents, and his wish to see the Town move forward.

Mayor Bunnell informed the public that, when Land Use & Development Director Goderre was hired, he challenged him to find a way to bring in additional revenue and senior housing to the Town. While he did not solely bring the project about, it was through his tireless efforts that the project is coming to fruition. It is the Town Council's responsibility to bring in revenue to *offset*, not lower, taxes. The project aligns with the Town's POCD for high-intensity commercial use in the area and will bring in much-needed revenue. The time to oppose such proposals was during the development of the POCD. He also stated the importance of the public to take the time to listen to the Councilors and the reasons behind their vote.

7. Adjournment
   Motion made by Councilor Baker, seconded by Councilor Sabilia, to adjourn the meeting at 7:39 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