

ORANGE ZONING BOARD OF APPEALS

TOWN HALL, 617 ORANGE CENTER ROAD, ORANGE, CT 06477

PHONE: (203) 891-4746 EMAIL: jdemirjian@orange-ct.gov

TO APPEAR ONE (1) TIME ON TUESDAY, JULY 21, 2020

AND ONE (1) TIME ON TUESDAY, JULY 28, 2020

ORANGE ZONING BOARD OF APPEALS

LEGAL NOTICE

Notice is hereby given that the Orange Zoning Board of Appeals will hold a meeting on Monday, August 3, 2020, at 7:00 p.m., there will be an online Zoom meeting to conduct a public hearing on the following:

PETITION #1814, Submitted by Joe Tirollo. For property known as 85 Norman Street. For the construction of a single-family dwelling on a pre-existing non-conforming lot. A variance of Section 383-30 C. Setback from Street Line is requested.

Application materials are on file in the Orange Zoning Office. A copy of this notice

has been filed with the Orange Town Clerk. Dated in Orange, CT, this 15th day of

July, 2020.

Noah Eisenhandler
Chairman
Orange Zoning Board of Appeals

ORANGE, CONN
TOWN CLERK'S OFFICE
RECEIVED FOR RECORDS

2020 JUL 15 AM 11:34

Patrick B. O'Sullivan
TOWN CLERK

ORANGE TOWN PLAN & ZONING COMMISSION
TOWN HALL, 617 ORANGE CENTER ROAD, ORANGE, CT 06477
PHONE: 203 891-4746, EMAIL: jdemirjian@orange-ct.gov

TO APPEAR ONE TIME ON TUESDAY, JULY 21, 2020
AND, ONE TIME ON TUESDAY, JULY 28, 2020

ORANGE TPZC
NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, August 4, 2020 at 7:00 p.m., the TPZC will hold an online Zoom meeting to conduct a public hearing on the following.

SITE PLAN APPLICATION- For property known as 329 Smith Farm Road, Smith Farm Road (Map 32 / Block 5 / Lot 4), Smith Farm Road (Map 32 / Block 5 / Lot 5), Smith Farm Road (Map 32 / Block 5 / Lot 6), Neenan Street (Map 32 / Block 5 / Lot 7) and Neenan Street Extension, submitted by Gyroscope Development Group, LLC - A proposed residential community that will qualify as assisted housing pursuant to C.G.S. § 8-30g, with 7 buildings and 92 parking spaces to be tied into existing sewer system.

PETITION TO AMEND THE ORANGE ZONING REGULATIONS AND ZONING MAP -- Submitted by Gyroscope Development Group, LLC. To amend the Orange Zoning Regulations to create a new Lascana Assisted Housing District, Article XXV, and to rezone the parcels at 329 Smith Farm Road, Smith Farm Road (Map 32 / Block 5 / Lot 4), Smith Farm Road (Map 32 / Block 5 / Lot 5), Smith Farm Road (Map 32 / Block 5 / Lot 6), Neenan Street (Map 32 / Block 5 / Lot 7) and Neenan Street Extension to the new Lascana Assisted Housing District.

APPLICATION FOR SPECIAL USE -Submitted by Connor & Melanie Monck, for property known as 434 Old Tavern Road - Request for larger ground coverage as per Section 383-261 (3)(a). To construct a 28'x 36' garage. An additional request has been made for a waiver of the submission of a sealed site plan as per Section 383-117B(1) of the Orange Zoning Regulations.

SPECIAL PERMIT – APPLICATION FOR THE CONVERSION OF A SINGLE FAMILY DWELLING TO ACCOMMODATE AN ELDERLY APARTMENT. -Submitted by property owner John Hart. For property known as 470 Peck Lane. To create an elderly apartment.

A copy of this notice has been filed with the Orange Town Clerk. Additional information is on file in the Orange Zoning Department. Dated in Orange, CT, this 15th day of July 2020.

Paul Kaplan
Secretary
T.P.Z.C.

ORANGE, CONN.
TOWN CLERK'S OFFICE
RECEIVED
2020 JUL 15 AM 11:05
Hart
TOWN CLERK

ORANGE TOWN PLAN & ZONING COMMISSION

PETITION TO AMEND ZONING REGULATIONS AND/OR ZONING MAP
(public hearing required)

Applicant Gyroscope Development Group, LLC

Mailing Address P.O. Box 973

Rocky Hill, CT Zip 06067

Telephone (203) 214-0810 Fax _____

Property Owner See Exhibit A, attached

Mailing Address _____

_____ Zip _____

Telephone _____ Fax _____

PETITION TO AMEND REGULATIONS? X ZONING MAP? X

See authorization letters (Tab 9)
Signature of Property Owner

Jonathan S. Hallinan
Signature of Applicant

Date

July 2, 2020
Date

ORANGE, CONN.
TOWN CLERK'S OFFICE
RECEIVED FOR RECORDS

2020 JUL 15 11:34

FOR OFFICE USE ONLY:

Jonathan S. Hallinan
Jonathan S. Hallinan
Date Received _____

Application Fee Paid _____

Meeting Scheduled _____

Action Taken _____

Applicant Notified _____

Date of Publication _____

CHECK LIST

PETITIONS TO AMEND THE TEXT OF THE ZONING REGULATIONS

The following information is required:

1. Fifteen (15) copies of this completed application form Submitted
2. Fifteen (15) copies of the precise wording of the existing text Submitted (Tab 4)
3. Fifteen (15) copies of the proposed text Submitted (Tab 4)

PETITONS TO AMEND THE ZONING MAP

The following information is required:

1. Fifteen (15) copies of this completed application form Submitted
2. Fifteen (15) copies of a map drawn to a scale of not less than 200 feet to the inch, covering that area of the proposed zone change and all area in the Town of Orange within 500 feet of the proposed change, displaying the existing and proposed zoning district boundary lines, the existing property lines and the names of the current property owners as indicated by the Town of Orange Assessor's records Submitted
3. Existing Zone Residential Proposed Zone Lascana Assisted Housing District
4. List of adjoining property owners (see page 3) See below.
5. Narrative description of the subject property and its boundaries See Overview Letter (Tab 2)

For Petitions to Amend the Zoning Map, please provide the names and mailing addresses of adjoining property owners, including those across the street. The applicant must obtain this current information from the Orange Assessor's Office. Please use an additional sheet if necessary.

NAME Malak K. Boutos & Amani Z. Boutros

ADDRESS 334 Smith Farm Road, Orange, CT ZIP 06477

NAME Margo Concepcion

ADDRESS 120 Neenen Street, Orange, CT ZIP 06477

NAME Robert F. Coyne, III & Tessa R. Coyne

ADDRESS 343 Smith Farm Road, Orange, CT ZIP 06477

NAME Roy Cuzzocreo

ADDRESS P.O. Box 818, Orange, CT ZIP 06477

NAME Roy J. Cuzzocreo

ADDRESS 322 Meetinghouse Lane, Orange, CT ZIP 06477

NAME Paul & Deborah Davis

ADDRESS 335 Smith Farm Road, Orange, CT ZIP 06477

NAME David & Tiffany Katz

ADDRESS 19 Founders Way, Orange, CT ZIP 06477

NAME Melek Khan & Ahmed Aly

ADDRESS 5505 Grande Laguna Blvd, Pensacola, FL ZIP 32507

NAME Lucian Tammaro, Jr. & Rosemarie Tammaro

ADDRESS 326 Smith Farm Road, Orange, CT ZIP 06477

NAME Two Hundred Thirteen - Two Hundred, Seventeen Boston Post Road LLC

ADDRESS P.O. Box 818, Orange, CT ZIP 06477

NAME George A. & Joan Tybus

ADDRESS 339 Smith Farm Road, Orange, CT ZIP 06477

NAME Couden Estates LLC

ADDRESS 76 Bird Lane, Milford, CT ZIP 06460

NAME One Hundred Eighty Five Orange Partners, c/o Brooks Properties, LLC

ADDRESS 1169 Main Street, Suite 5, Branford, CT ZIP 06405

EXHIBIT A

Parcel	Owner	Tax Assessor Identification (M/B/L)
329 Smith Farm Road	Morton E. Kravet and Linda J. Kravet	Map 32 / Block 5 / Lot 3
Smith Farm Road	Morton E. Kravet and Linda J. Kravet	Map 32 / Block 5 / Lot 4
Smith Farm Road	Morton E. Kravet and Linda J. Kravet	Map 32 / Block 5 / Lot 5
Smith Farm Road	Morton E. Kravet and Linda J. Kravet	Map 32 / Block 5 / Lot 6
Neenan Street	Roy Cuzzocreo	Map 32 / Block 5 / Lot 7
Neenan Street Extension	Town of Orange (subject to pending Request to Discontinue, submitted to Orange Board of Selectmen on March 24, 2020)	N/A

ARTICLE XXV
Lascana Assisted Housing District

§ 383-222. Purpose.

- A. The purpose of the Lascana Assisted Housing (“LAH”) District is to facilitate the development of multi-family apartment homes at 329 Smith Farm Road and adjacent parcels, with regulations and standards that are generally consistent with the regulations governing the Planned Residential Development District, with modifications to allow development that will qualify as “assisted housing” as defined in General Statutes § 8-30g(a)(3).

§ 383-223. Qualifying standards.

Parcels of land eligible for LAH development approval must comply with the following standards:

- A. Zoning District: Prior to being zoned for the LAH District, the parcel shall be zoned Residence District.
- B. Site Size:
- 1) The minimum site size shall be 2.0 acres.
 - 2) The maximum site size shall be 7.0 acres.
- C. Street Location: An LAH site must have a minimum of 50 feet of frontage on a public street.
- D. Sanitary Sewers and Public Water: In an LAH development, units must be connected to public sanitary sewers and the public drinking water system.

§ 383-224. Allowed LAH uses.

- A. An LAH development that qualifies as “assisted housing” as defined in Connecticut General Statutes § 8-30g(a)(3).
- B. Multi-unit residential dwellings as permitted and limited by this article.
- C. Accessory uses that are customary with and incidental to any aforesaid permitted use, subject to the accessory use being located on the same lot with the permitted use to which it is accessory.

§ 383-225. Limitations on number of LAH units to be authorized.

To allow for the orderly provision of municipal services, the maximum number of residential units to be approved on any one site shall be limited by floor area ratio standards stated in § 383-226.

§ 383-226. Planning and design standards.

A. Height, Area, and Bulk:

- 1) No building shall exceed a height of 40 feet, or 3 stories.
- 2) Impervious surface coverage shall not exceed 80% of the site area.
- 3) The maximum floor area to site area ratio (FAR) shall not exceed 50%.

B. Building Setbacks:

- 1) Minimum setback from street line: 30 feet.
- 2) Minimum setback from rear property line: 25 feet.
- 3) Minimum setback from other property line: 10 feet.

§ 383-227. Building standards:

- A. The minimum floor area for units shall be 650 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit, and 1,200 square feet for a three-bedroom unit.
- B. Residential buildings shall be separated by at least 25 feet from any other residential building.
- C. Utilities shall be buried underground unless this requirement is impractical due to site conditions.
- D. For this article, building height shall be determined for compliance as the distance between the lowest existing elevation of a finished floor elevation to the top of the roof peak.
- E. The longest side of a residential building shall not exceed 160 feet.

§ 383-228. Parking requirements.

- A. Off-street parking shall be provided in the amount of 1.25 spaces per unit.
- B. The Plan and Zoning Commission may reduce the required parking if it is determined that lesser parking will adequately serve the proposed use.
- C. Any open parking areas, excluding garage driveway pads, must be set back a minimum of 10 feet from all sides of dwellings.
- D. Parking which serves more than one unit may not have as its only egress backing out onto a public street.

- E. Adequate, unobstructed space shall be provided for snow clearance of parking spaces.
- F. Driveways shall not constitute parking spaces in determining conformance with parking standards.

§ 383-229. Landscaping requirements.

- A. All LAH areas that directly abut a residential use shall contain a buffer strip at least 25 feet wide, which buffer strip may include existing vegetation, grass, turf and/or plantings that substantially screen the perimeter buildings and parking areas within the LAH development from neighboring residential areas.
- B. A landscape plan must be submitted with each LAH site plan application.
- C. Utility terminal boxes and connections placed aboveground shall be adequately landscaped to screen them from view.
- D. Existing mature vegetation on the site shall be retained in areas not disturbed by construction. In areas disturbed by construction, or in areas where existing vegetation is sparse, new plant material (trees, shrubs) shall be provided as follows:
 - 1) Shade trees, evergreen trees and/or flowering trees shall be planted in, or adjacent to, parking areas. At least one tree shall be planted for each five spaces, or fraction thereof.
 - 2) Trees and shrubs shall be planted around foundations and between structures.

§ 383-230. Assisted housing definition and eligibility.

Each LAH shall constitute "assisted housing" as defined in General Statutes § 8-30g(a)(3). In addition:

- A. An "affordable unit" is a dwelling which is offered at a contract rent, excluding utilities, that is, after adjustment for family size, at or below 80% of the lesser of the median income of the New Haven/Meriden MSA or the median income of the State of Connecticut, as determined by HUD.
- B. A minimum of 75% of the dwelling units in an LAH development shall be reserved for individuals and families meeting the maximum household income requirements of the applicable government program that qualifies the LAH development as assisted housing.
- C. In determining whether an applicant for an affordable unit meets the qualifying criteria, the factors and methods of calculations stated in federal regulations in determining household income shall be used.

§ 383-231. Signs.

- A. The following signs are authorized on an approved LAH site. All such signs shall conform to the requirements of § 383-186:
 - a. A site identification sign, not exceeding twenty square feet in area and a height of five feet above grade.
 - b. One identification sign on each building, not exceeding 75 square inches in area.
 - c. Warning and traffic signs with no advertising thereon, not exceeding two square feet in area.
- B. Application procedure: All applications for a certificate of zoning compliance shall be made to the Zoning Enforcement Officer and shall conform to the requirements of § 383-184.
- C. Site plan: An application for a certificate of zoning compliance for any sign may be incorporated in an application for LAH site plan approval for consideration and approval by the Planning and Zoning Commission.

§ 383-232. Lighting.

- A. Lighting shall conform to the requirements of § 383-123.1.

§ 383-233. Soil Erosion and Sediment Control.

- A. Soil erosion and sediment control standards shall conform to the requirements of Article XXI.

§ 383-234. Earth Materials Removal and Filling.

No application for a temporary special use shall be necessary provided that all earth materials removal and filling associated with the construction of an approved LAH development shall conform to the requirements of § 383-195 and § 383-197.

§ 383-235. Procedure for approving LAH development proposals.

- A. All applications for an LAH development shall be subject to site plan review.
- B. The Plan and Zoning Commission shall charge an application fee equal to the standard fee in the Town of Orange for site plan reviews.
- C. Site plans must be developed by either a professional engineer, architect, registered landscape architect, registered land surveyor or a professional planner, or any combination of such professionals, each to limit himself/herself to his/her particular area of expertise.

§ 383-236. Site plan submission.

- A. A site plan application shall be submitted to the Plan and Zoning Commission. The site plan application shall include:
- 1) A map showing topography of ten-foot intervals and depicting all wetland areas, watercourses and slopes above 25%.
 - 2) A listing of all property owners, by tax parcel number, within 500 feet of the development's boundaries.
 - 3) Information on land areas adjacent to the proposed development to indicate the relationship between the existing and proposed utilization of surrounding properties, including land uses, zoning, densities, height of structures, circulation systems, public facilities, and unique natural features.
 - 4) A summary table indicating compliance with the qualifying, planning, and design standards. The table shall show proposed phasing, if any, the number and type of buildings and units, the number of parking spaces required and provided, square feet and percent of lot area covered by pavement and buildings, lot area, frontage and landscape requirements and amount of open space required and provided.
 - 5) The existing and proposed vehicular circulation system including parking and loading areas and points of access to residential and nonresidential uses.
 - 6) The existing and proposed pedestrian circulation system including its interrelationships with the vehicular circulation system, open space system, and other areas of common use.
 - 7) A written report by a qualified professional evaluating the impact of the amount of traffic projected within and for the proposed development and the adequacy of the surrounding streets and traffic controls to accommodate existing traffic, projected traffic from the proposed development, and projected traffic from other approved developments in the area.
 - 8) A general landscape plan including the proposed treatment of the interior and the treatment of the perimeter of the LAH development including materials and techniques to be used such as living screens, berms and fences.
 - 9) Examples of proposed product types for the proposed buildings including building layouts and elevations of all buildings (front, back and both sides) showing proposed textures, materials and colors. Identical buildings will not require multiple elevations.
 - 10) Proposed development schedule with projected completion date(s).

- 11) Proposed number of units by bedroom count, i.e., the number of one-bedroom units, the number of two-bedroom units, etc.
 - 12) Preliminary grading and drainage information of the same nature and to the same extent required for a subdivision.
 - 13) A "Housing Affordability Plan" prepared in accordance with General Statutes § 8-30g, §§ 8-30g-1 *et seq.* of the Regulations of Connecticut State Agencies, including:
 - a) The name and address of the proposed Administrator of the affordable units;
 - b) An affirmative fair housing marketing plan governing the sale or rental of the units;
 - c) The building schedule and location of the affordable units;
 - d) A sample calculation of rental rates and sale prices for the affordable units;
 - e) Proposed enforceability;
 - f) Provision that the proposed Administrator shall file an annual report to the Commission, in a form specified by the Commission, certifying compliance with the provisions of this Section; and
 - g) Provision that the affordable units will be comparable to market rate / non-restricted units with regard to design, materials, finishes, and quality.
- B. Public hearing: After receipt of a completed LAH site plan application and required application fees, the Plan and Zoning Commission shall hold a public hearing and take action to approve, approve with modification, or disapprove the application.