

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE JULY 7, 2020 MEETING**

*Unapproved Minutes*

The Town Plan and Zoning Commission held a meeting on Tuesday, July 7, 2020, at 7:00 p.m., a Zoom remote Internet meeting. The following members were in attendance.

Judy Smith, Vice-Chairman  
Paul Kaplan, Esq., Secretary  
Kevin Cornell, Esq., PE  
Thomas Torrenti, PE

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant

Vice-Chairman Smith stated that Chairman Parente was unable to attend this meeting. She will be chairing the meeting this evening. Vice-Chairman Smith welcomed everyone to the Zoom video remote meeting. Those in attendance introduced themselves for the record.

Review of the Minutes from the June 16, 2020 meeting.

A motion was made by Kevin Cornell and seconded by Paul Kaplan to accept and approve the June 16, 2020 Minutes, as amended. The motion carried with the vote recorded as follows: Cornell, aye; Kaplan, aye; Torrenti, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

Old Business

There was no Old Business to discuss.

New Business

There was no New Business to discuss;

The Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Jack Demirjian stated that regarding Airbnbs, there is language that was proposed by himself, former ZEO Paul Dinice and Town Attorney Vin Marino. Vice-Chairman Smith noted that this request was initiated by this zoning board. After a brief discussion, Vice-Chairman Smith stated that she would prefer to discuss the proposed language when there is a full commission.

ZEO Demirjian asked if there were any comments about the recent abatement orders issued. Commissioner Kaplan inquired whether fines have been imposed. ZEO Demirjian replied affirmatively. He noted that many of them have been existing for such a long time that large fines have accrued. A brief discussion ensued. It was noted that property owners who do not comply would be referred to meet with Town Attorney Vin Marino and ZEO Demirjian. Commissioner Kaplan noted that the ordinance should have "teeth". ZEO Demirjian agreed. He stated that some violations have existed for a long time. He has been working on them.

Bond Release request for Property known as 99 Marsh Hill Road (Homewood Suites)

Zoning Enforcement Officer Jack Demirjian stated that all of the site work has been completed. ZEO Demirjian stated that although the project began prior to his employment with the Town of Orange he was satisfied with the condition of the property. He stated that they have a \$20k bond. They have requested that the bond to be released. ZEO Demirjian noted that there was nothing that caught his eye as being incomplete.

ORANGE, CONN  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORDS  
2020 JUL 28 AM 11:26  
Michael B. O'Sullivan  
TOWN CLERK

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Request for Bond Release for property at 99 Marsh Hill Road, Homewood Suites. The motion carried with the vote recorded as follows: Kaplan, aye; aye; Torrenti, aye; Cornell, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

#### SITE PLAN APPLICATION - LIGHTING SUPPLEMENT

Submitted by Borghesi Building and Engineering for property known as 32 Robinson Boulevard. Proposed plan of an addition totalling 37,445 square feet. Addition is to be used as additional warehouse storage space for Northeast Beverage. No additional parking to be added.

Zoning Enforcement Officer Jack Demirjian stated that the applicant presented their original application on June 3, 2014. ZEO Demirjian stated that the applicant has returned with the original site plan. Discussion ensued.

Gary Capitanio, Borghesi Building and Engineering Company, Inc., stated that when they applied for the original building construction, they had anticipated building an addition in the future. The proposed building addition is visible on the site plan from 2014. Mr. Capitanio added that infrastructure was installed. He noted that nothing has changed since 2014. A brief discussion ensued.

Commissioner Cornell stated that this application appears to be a straightforward warehouse, the same as the facility they are currently utilizing. Vice-Chairman Smith reiterated that the original application was approved in 2014.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Site Plan Application – Lighting Supplement for 32 Robinson Boulevard. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Cornell, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion

There were no further comments.

#### SITE PLAN APPLICATION – PETITION TO AMEND THE ORANGE ZONING REGULATIONS

**For Receipt Only:** Application submitted by Gyroscope Development LLC for a zoning regulation amendment to add a new zoning district. Lascana Assisted Housing; rezoning of 4.7 acres at 329 Smith Farms Road to this new District; and site plan approval for 46 residential units in six buildings; application submitted under General Statutes Section 8-30g.

Zoning Enforcement Officer Jack Demirjian stated that this is a Site Plan Application for receipt only this evening. Attorney Tim Hollister, representing the applicant stated that the Wetlands preview is scheduled to conclude next Tuesday evening. They are requesting to abandon a paper street, named Neenan Street. Attorney Hollister stated that they are also in contact with the First Selectman. Attorney Hollister noted that this is an unusual application. He stated that he would go through it in detail at a future meeting. ZEO Demirjian stated that the next regularly scheduled TPZC meeting is on Tuesday, August 4, 2020.

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There were no additional comments.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to adjourn the meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Cornell, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

The meeting was adjourned at 7:21 p.m.

Respectfully submitted,

Tamara Trantales  
Administrative Assistant