

ORANGE ZONING COMMISSION  
MINUTES OF THE OCTOBER 19, 2021 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, October 19, 2021, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Oscar Parente, Esq., Chairman  
Judy Smith, Vice-Chairman  
Paul Kaplan, Esq., Secretary  
Tom Torrenti, P.E.  
Kevin Cornell, Esq., P.E.

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant  
Robin Gengaro, Recording Secretary

Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record.

Review of the Minutes from the October 5, 2021 meeting.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Minutes from the October 5, 2021 meeting, as written. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no additional comments.

Old Business

Commissioner Cornell mentioned that there are some sign violations on the Boston Post Road. Zoning Enforcement Officer Jack Demirjian agreed, stating that although he cleaned them up last month, he has recently noticed that some illegal signs have re-appeared. ZEO Demirjian stated that he will address them. A brief discussion ensued.

There were no additional comments.

New Business

None

Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Demirjian stated that Commissioner Cornell inquired at the last meeting how school buses would conform with the Commercial Vehicle regulation amendment. ZEO Demirjian stated that he did not see school buses mentioned in the zoning regulations for the residential zone. A brief discussion ensued regarding gross vehicle weight.

ZEO Demirjian stated that cannabis would be discussed at the next TPZC meeting on 11/3/21. Chairman Parente stated that he hoped the meeting will be well attended with good input from the public.

There were no additional comments.

2021 OCT 29 AM 10:06  
TOWN OF ORANGE  
RECORDING OFFICE  
617 ORANGE CENTER ROAD  
ORANGE, CT 06487

**SPECIAL PERMIT APPLICATION – Submitted by Anthony and Jill Pearce. For property known as 574 Lambert Road. For the construction of a 30' x 40' barn in conjunction with a new single-family dwelling. (Continued from 10/5/21)**

Anthony Pearce, Applicant, explained the architectural drawings he had submitted.

Chairman Parente stated that this application required a Special Permit for the height of the building. ZEO Demirjian stated that ground coverage is not an issue because it is a large parcel. Chairman Parente asked if there would be electricity in the barn. Mr. Pearce replied affirmatively. He stated that there would not be plumbing.

Chairman Parente asked ZEO Demirjian if all the pertinent department heads have signed off on this application. ZEO Demirjian responded affirmatively. Commissioner Kaplan asked how far the house would be from the road. ZEO Demirjian stated that it is 408 feet from the road.

Chairman Parente asked if there were any further questions or comments. There were none.

A motion was made by Judy Smith and seconded by Paul Kaplan to close the public hearing. The motion carried with the vote recorded as follows: Smith, aye; Kaplan, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Commissioner Smith stated that the aesthetics of the proposed barn and house are pleasing. The elevations are clear. Commissioner Kaplan noted that this is a 4-acre parcel. The house would be set back over 400 feet. A brief discussion ensued.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Special Permit Application for the construction of a 30' x 40' barn in conjunction with a new single-family dwelling at 574 Lambert Road. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no additional comments.

A motion was made by Paul Kaplan and seconded by Kevin Cornell to adjourn the meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Cornell, aye; Smith, aye; Torrenti, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant