

ORANGE ZONING COMMISSION  
MINUTES OF THE JANUARY 4, 2022 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, January 4, 2022, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

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

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

Vice-Chairman Smith stated that since Chairman Parente was unable to attend this meeting she will preside over tonight's meeting. She then asked those seated at the table to introduce themselves for the record.

Election of Officers as required by Section 7.1 of the TPZC Bylaws. "The first meeting in January of even numbered year shall be an organization meeting, at which time officers will be elected."

Commissioner Cornell proposed the following slate of Officers: Chairman, Oscar Parente; Vice-Chairman, Judy Smith; Secretary, Paul Kaplan. The motion was seconded by Paul Kaplan to accept and approve the slate of Officers. 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.

There were no additional comments.

Review of the Minutes from the December 7, 2021 meeting.

A motion was made by Paul Kaplan and seconded by Kevin Cornell to accept and approve the Minutes of December 7, 2021, as written. The motion carried with the vote recorded as follows: Kaplan, aye; Cornell, aye; Torrenti, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

Old Business

None

New Business

None

Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Jack Demirjian informed the commissioners that the zoning office has received a re-subdivision application.

ZEO Demirjian stated that regarding last year's discussion with Town Attorney Vin Marino regarding the new State of CT Land Use Legislation, he will gradually add items to future agendas. A brief review of the upcoming discussions ensued.

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TOWN CLERK

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TOWN CLERK'S OFFICE  
RECEIVED FOR RECORDS

ZEO Demirjian noted that he would need to notify the Regional Planning Authorities since the regulations would be amended.

ZEO Demirjian stated that a legislative change, which the Commission does not have control over, is Outdoor Dining. The Commission must amend our regulations to comply with the new legislation. Discussion ensued. ZEO Demirjian stated that he would create a draft regarding the items the Commission could opt of. Discussion continued.

It was noted that ZEO Demirjian would contact Town Attorney Marino for his clarification on certain items.

There were no additional comments.

PUBLIC HEARINGS: 7:00 p.m. – (2)

Commissioner Kaplan read the legal notice into the record.

**SPECIAL PERMIT APPLICATION- Submitted by Vanessa Santiago. For property known as 501 Boston Post Road. To install a food take-out establishment in the C-2 District under Section 383-50 (F) of the Orange Zoning Regulations.**

Vanessa Santiago, owner, stated that she is here for a Special Permit for take-out food. Vice-Chairman Smith inquired if there would be seating for patrons in the establishment. Ms. Santiago stated that there would not be seating.

Zoning Enforcement Officer Jack Demirjian read Section 383-50 F from the regulations into the record. Discussion ensued. ZEO Demirjian added that if there will not be seating, a Special Permit is required. He stated that Chairman Parente spoke with him about this matter. Chairman Parente interprets the regulation to mean that if a food establishment offers take-out, they need a Special Permit. Discussion continued. ZEO Demirjian stated that if there is seating, a public bathroom is required by the Building Code.

Commissioner Cornell stated that the former ZEO, Paul Dinice, interpreted the regulation to mean that a Special Permit is needed if the food establishment does not offer seating. Discussion ensued regarding different interpretations.

It was determined that Town Attorney Marino should be contacted for his input and interpretation of the regulation. Discussion ensued. Vice-Chairman Smith stated that the Public Hearing would remain open.

There were no additional comments.

**SITE PLAN APPLICATION- Submitted by R & F Orange, LLC. For property known as 538 Boston Post Road. To construct a 2,361 square foot expansion in the rear of the existing building and update the current parking lot. A LIGHTING SUPPLEMENT has also been submitted in conjunction with this application.**

Scott Milnamow, Raymour and Flanigan, Senior Vice President of Real Estate Development, noted that there are several vacancies in the shopping center. He stated that they would like

to locate a national grocery store in the former T J Maxx and Footwear stores. An expansion in the rear of the building would be needed to accomplish that. Discussion ensued.

Michael Marinis, P.E., stated that the proposed addition to the rear of the building conforms to Town Code. Loading docks are also being proposed. Mr. Marinis displayed drawings of their plans. He explained where the utilities, the dumpster, etc., would be located.

Mr. Marinis stated that they would be removing some pavement behind the building. They would also increase the buffer and greenspace. Mr. Marinis noted that there would be electric vehicle charging stations, as well as other improvements to the property. He stated that they would be modifying the entrance on Peck Lane to accommodate the turning radius for trucks and emergency vehicles. Mr. Marinis stated that the Fire Marshal has signed off on the proposed project. The Town Engineer had a few comments, which have been addressed.

Commissioner Kaplan questioned what the hours of operation would be. Mr. Marinis stated that they would be open approximately from 7:00 a.m. to 10:00 p.m. Commissioner Kaplan asked if any of the existing stores are open 24 hours. Mr. Marinis stated that they are not.

Mr. Marinis stated that almost all lighting fixtures will be updated yet remain in their current locations. A brief discussion ensued.

Vice-Chairman Smith asked ZEO Demirjian if all pertinent department heads have signed-off on the plans. He replied affirmatively.

A motion was made by Kevin Cornell and seconded by Paul Kaplan to close the public hearing. 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.

Commissioner Cornell stated that it seems beneficial to locate a national store as an anchor in the shopping center. Commissioner Kaplan noted that it is good that the rear of the building would be renovated. Commissioner Cornell stated that it is a permitted use. He expressed his belief that it would be a welcome addition to the shopping center. It was noted that there used to be a grocery store in that plaza.

ZEO Demirjian informed the applicants that there will be a bond for this project. A brief discussion ensued.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Site Plan Application and Lighting Supplement for 538 Boston Post Road. 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 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.

1/4/22

TPZC MINUTES

-4-

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant