

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE APRIL 5, 2022 MEETING**

*Unapproved Minutes*

The Town Plan and Zoning Commission held a meeting on Tuesday, April 5, 2022, 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  
Kevin Cornell, Esq., P.E.

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant

2022 APR - 8 AM 8:46  
ORANGE ZONING COMMISSION  
TOWN PLAN AND ZONING OFFICE  
617 ORANGE CENTER ROAD  
ORANGE, CT 06487

Chairman Parente welcomed everyone to the meeting. Those seated at the table introduced themselves for the record.

Review of the Minutes from the March 15, 2022 meeting.

Chairman Parente stated that since Commissioner Torrenti was absent this evening, there are not enough commissioners present who attended the meeting of March 15, 2022. The Minutes will be reviewed at the next meeting.

There were no additional comments.

Old Business.

Commissioner Cornell inquired about the timeline regarding the Affordable Housing draft from the South Central Regional Council of Governments, (SCRCOG). Zoning Enforcement Officer Jack Demirjian stated that this is the final draft. He noted that he had posted the survey online so that residents could offer comments, concerns, or questions. He also sent it electronically to all department heads for distribution. ZEO Demirjian will send all feedback he receives to SCRCOG.

ZEO Demirjian stated that a public hearing is not required. A brief discussion ensued. ZEO Demirjian stated that this final draft was derived from information SCRCOG drew from past permits, the Plan of Conservation and Development, (POCD), etc. ZEO Demirjian stated that SCRCOG could make the changes the Commission suggests. This item will be discussed at the April 19, 2022 TPZC meeting.

There were no additional comments.

New Business.

None

Report of the Zoning Enforcement Officer.

Zoning Enforcement Officer Jack Demirjian stated that he was going to discuss the Affordable Housing Survey, which was already discussed under Old Business. He stated that everything is online. He encouraged residents to go online and give feedback to him so he can send it to SCRCOG.

There were no additional comments.

SUBDIVISION APPLICATION- Submitted by Prime Properties of Connecticut, also known as Prime Realty, LLC. For the Subdivision of 34 Old Tavern Road and 297 Boston Post Road. No additional development is included with this application.

Gary Richetelli, 200 Boston Post Road, stated that he owns a commercial development company. He explained that there is a lease line, instead of a deed line, between 34 Old Tavern Road and 297 Boston Post Road. Mr. Richetelli explained that each property receives separate tax bills. He presented and explained photos of the property.

Commissioner Cornell stated that it is a fine concept; there are two conforming parcels with adequate parking. However, there is a minor issue on the surveyor's plan. There is a note, Item #1(C), that says that the only purpose for this plan is for it to be used to depict parking stalls. Discussion ensued. It was noted that the plan should show that it is used for a subdivision application. Commissioner Smith stated that it would make the map more valid. After a brief discussion, it was decided that this change could be made a condition of approval. Chairman Parente noted that it will make it easier for them to subdivide. Mr. Richetelli concurred. A brief discussion ensued. Commissioner Cornell clarified that the title block and #1 (C) should be deleted.

Chairman Parente asked ZEO Demirjian if all signoffs have been obtained. ZEO Demirjian replied affirmatively. He noted that the Town Engineer commented that a tiny corner of the driveway is on the Key Bank side. He believes there should be an easement. Mr. Richetelli expressed his belief that there was an easement on the property. Discussion ensued. Chairman Parente noted that although this does not affect the subdivision, it is good to be clear. A brief discussion ensued.

A motion was made by Kevin Cornell and seconded by Paul Kaplan to approve the Subdivision Application for 34 Old Tavern Road and 297 Boston Post Road, subject to the following conditions: The title block must indicate that this is being used as a subdivision map. Also, item #1 (C) on the survey must be removed. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Parente, 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 Judy Smith to adjourn the meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant