

ORANGE TOWN PLANNING & ZONING COMMISSION
MINUTES OF THE JANUARY 6, 2026 MEETING

(Approved Minutes)

Oscar Parente, Esq., Chairman
Paul Kaplan, Esq., Vice Chairman
Kevin Cornell, Esq., P.E. Secretary
Tom Torrenti, P.E.
Jay McGuire

Jack Demirjian, Zoning Enforcement Officer
Bonnie Syat, Public Stenographer
Jenny Bowser, Administrative Assistant

The Town Plan and Zoning Commission held a meeting on January 6, 2026, at 7:00p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Chairman Parente called the meeting to order at 7:01 pm and had the members introduce themselves.

Commission members reviewed the December 2, 2025 Special Meeting Minutes and made necessary edits.

Approval of the December 2, 2025 Meeting Minutes

Commissioner Kaplan made a motion to approve the December 2, 2025 Meeting Minutes as amended, seconded by Commissioner McGuire. The motion carried with the vote recorded as follows: Chairman Parente, aye, Commissioner Kaplan, aye, Commissioner McGuire, aye, and Commissioner Cornell aye. Commissioner Torrenti abstained. The vote was recorded 4-0 to accept and approve the motion. The motion PASSED.

Old Business

There was no old business at this time.

New Business

Election of Officers as required by Section 7.1 of the TPZC Bylaws.

Commissioner Torrenti made a motion to retain the officers as they currently are, Ozzie Parente as the Chairman, Paul Kaplan as the Vice-chairman and Kevin Cornell as the Secretary for the next 2 years, seconded by Commissioner McGuire. The motion carried with the vote recorded as follows: Chairman Parente, aye, Commissioner Kaplan, aye, Commissioner Cornell, aye, Commissioner Torrenti, aye, and Commissioner McGuire, aye. The vote was recorded 5-0 to accept and approve the motion. The motion PASSED.

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Commissioner Kaplan made a motion to reorder the agenda shifting the House Bill 8002 discussion to the last item, seconded by Commissioner McGuire. The motion carried with the vote recorded as follows: Chairman Parente, aye, Commissioner Kaplan, aye, Commissioner Cornell, aye, Commissioner Torrenti, aye, and Commissioner McGuire, aye. The vote was recorded 5-0 to accept and approve the motion. The motion PASSED.

Report of the Zoning Enforcement Officer

ZEO Demirjian reported that he met with the Town Engineer, a UI Representative and their engineer, along with the GC who will be leading the job for the next stage of the D.O.T. Boston Post Road widening project. D.O.T is looking to put the next stage out to bid in May.

8-24 Referral Municipal Improvement Referral – Request by Robert Brinton, Director of Public Works - To recommend the acceptance of the extension of Skyview Road & Release of Turnaround to the Board of Selectman.

Bob Brinton, Town Engineer, addressed the Commission and discussed how the developer had completed what was proposed on the approved plan for the subdivision on Skyview Road.

Commissioner Kaplan made a motion to approve 8-24 Referral Municipal Improvement Referral – Request by Robert Brinton, Director of Public Works - To recommend the acceptance of the extension of Skyview Road & Release of Turnaround to the Board of Selectman., seconded by Commissioner Torrenti. The motion carried with the vote recorded as follows: Chairman Parente, aye, Commissioner Kaplan, aye, Commissioner Cornell, aye, Commissioner Torrenti, aye, and Commissioner McGuire, aye. The vote was recorded 5-0 to accept and approve the motion. The motion PASSED.

PUBLIC HEARINGS: 7:00 p.m. – (1) Continued from December 2, 2025

APPLICATION FOR SPECIAL EXCEPTION, PERMIT OR USE - Submitted by George Norden. For property known as 250 Indian River Road. To establish a retail/service establishment within the existing building. A waiver of the Site Plan and Architectural Design Plan has been requested.

Mr. George Norden, representing Joint Effort Guided Exercise over 50, addressed the Commission with his proposal for an elderly gym to be located at 250 Indian River Road. He was unable to attend the December 2nd meeting and stated how since the last meeting, he submitted an updated application for clarification. Mr. Norden is requesting waivers of the Site Plan and Architectural Designs because he is not changing anything about the existing site.

The Commission discussed how this property is located in the LI-3 District and a gym is considered a service rendered in a primarily retail setting. Retail in the LI-3 Zone is only by special use.

Commissioner Kaplan made a motion to approve APPLICATION FOR SPECIAL EXCEPTION, PERMIT OR USE - Submitted by George Norden. For property known as 250 Indian River Road. To establish a retail/service establishment within the existing building. A waiver of the Site Plan and Architectural Design Plan has been requested, seconded by Commissioner Torrenti. The motion carried with the vote recorded as follows: Chairman Parente, aye, Commissioner Kaplan, aye, Commissioner Cornell, aye, Commissioner Torrenti, aye, and Commissioner McGuire, aye. The vote was recorded 5-0 to accept and approve the motion. The motion PASSED.

Owen Weaver, Town Attorney, gave a PowerPoint presentation to touch on main points of House Bill 8002 with the Commission.

Commissioner Kaplan made a motion to adjourn the meeting at 8:24 p.m., seconded by Commissioner McGuire. The motion carried with the vote recorded as follows: Chairman Parente, aye, Commissioner Kaplan, aye, Commissioner Cornell, aye, Commissioner Torrenti, aye, and Commissioner McGuire, aye. The vote was recorded 5-0 to accept and approve the motion. The motion PASSED.

Submitted by Jenny Bowser ~ Recording Secretary