ORANGE ZONING COMMISSION
MINUTES OF THE FEBRUARY 1, 2022 MEETING
Approved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, February 1, 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

Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record. He stated that Commissioner Torrenti would not be able to attend tonight’s meeting.

Review of the Minutes from the January 18, 2022 meeting.
A motion was made by Kevin Cornell and seconded by Judy Smith to accept and approve the Minutes of the January 18, 2022 meeting, as amended. The motion carried with the vote recorded as follows: Cornell, aye; Smith, aye; Kaplan, abstain; Parente, aye. The vote was recorded as 3-0-1 to accept and approve the motion.

There were no additional comments.

Old Business
Chairman Parente had asked Zoning Enforcement Officer Jack Demirjian to investigate when Firelite would begin their project. ZEO Demirjian stated that the Building Inspector has recently spoken with the developer, who told him that their plan is to begin working on the project in late February. ZEO Demirjian noted that they must post a bond.

There were no additional comments.


To consider and act on scheduling a public hearing in accordance with PA 21-29, §6 (f) regarding opting out of the provisions of Section 6 (a) to (d) of PA 21-29 concerning Accessory Apartments.

To consider and act on scheduling a public hearing regarding opting out of the provisions of Conn. Gen. Stat. § 8-2 (9)(d), as amended by PA 21-29 concerning limitations on parking spaces for dwelling units.

Chairman Parente asked ZEO Demirjian to explain. ZEO Demirjian stated that there are three topics the commission can opt out of.
The first item regards Temporary Healthcare Structures for a mentally or physically impaired person. This legislation gives the homeowner the ability to construct a secondary structure on a lot, as a secondary dwelling. Commissioner Cornell noted that all setbacks and lot coverage regulations apply. ZEO Demirjian stated that the applicant must renew the permit yearly. Commissioner Kaplan inquired what would happen when the individual receiving care no longer needs it. ZEO Demirjian stated that the structure would be temporary. He added that the commission also could revoke the permit if necessary. Discussion ensued.

Chairman Parente questioned whether the commission wants to send this matter to a public hearing. After a brief discussion, the commission decided to vote to hold public hearings.

ZEO Demirjian stated that the second item regards Accessory Dwelling Units, (ADUs). He stated that this is a separate dwelling located on the same lot as a primary dwelling. The ADU would have cooking facilities. It was noted that the ADUs must meet all setbacks and bulk requirements. ZEO Demirjian stated that it offers alternative housing opportunities. Discussion ensued regarding the septic system.

ZEO Demirjian stated that the third item pertains to Parking in a residential zone. He stated that this item “goes hand in hand” with the Accessory Dwelling Units. After a brief discussion, Chairman Parente stated that this item would be sent to public hearing.

A motion was made by Paul Kaplan and seconded by Judy Smith to hold a public hearing regarding Parking. 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 regarding the Opt-Out Options.

ZEO Demirjian stated that the commission still needs a SCROG representative. They meet the second Thursday of the month, through Zoom. After a brief discussion, the commission asked ZEO Demirjian to ask Eugene Livshits of the Council of Governments if commissioners could share the responsibility. ZEO Demirjian replied affirmatively.

There were no additional comments.

Report of the Zoning Enforcement Officer
ZEO Demirjian stated that Town Attorney Vin Marino is drafting Outdoor Dining regulations to bring our regulations in compliance with the new legislation.

Construction at Orange Senior Living, 197 Indian River Road, is progressing.

ZEO Demirjian stated that the developer of the housing facility at 329 Smith Farm Road is hoping to begin working on the project in June of this year.

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 7:31 p.m.

Respectfully submitted,

Tamara Trantales,
Administrative Assistant