

ORANGE TOWN PLANNING & ZONING COMMISSION
MINUTES OF THE FEBRUARY 3, 2026 MEETING

(Unapproved 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
Jenny Bowser, Administrative Assistant

The Town Plan and Zoning Commission held a meeting on February 3, 2026, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Chairman Parente called the meeting to order at 7:00 pm and had the members introduce themselves.

Commission members reviewed the January 6, 2026 Meeting Minutes and made necessary edits.

Approval of the January 6, 2026 Meeting Minutes

Commissioner Kaplan made a motion to approve the January 6, 2026 Meeting Minutes as amended, seconded by Commissioner Torrenti. The motion carried with the vote recorded as follows: Chairman Parente, aye, Commissioner Kaplan, aye, Commissioner McGuire, aye, Commissioner Cornell aye, and Commissioner Torrenti, aye. The vote was recorded 5-0 to accept and approve the motion. The motion PASSED.

Old Business

Commissioner Cornell asked for an update concerning the impact of House Bill 8002 on Orange and the timelines on the decisions. ZEO Demirjian replied that he would go into detail during his report.

New Business

There was no business at this time.

Report of the Zoning Enforcement Officer

ZEO Demirjian gave an update to the Commission regarding the impact of House Bill 8002 on Orange. He and Attorney Weaver completed an inventory of commercial property in Orange and then amassed the total commercial acreage. They then broke down the calculations into a current percentage and how that compares to what is required by the State by House Bill 8002 to be utilized for housing. ZEO Demirjian and Attorney Weaver will continue to work on these new changes.

2026 FEB 3 - PM 1:45
S. Demirjian
TOWN OF ORANGE
TOWN PLANNING & ZONING COMMISSION
ZONING ENFORCEMENT OFFICE

ZEO Demirjian then informed the Commission, there will be a proposed Text Amendment by Attorney Knuff regarding PRD Regulations most likely be on the March agenda.

8-24 Municipal Improvement Referral – Request by BL Companies on behalf of the Orange Board of Selectman. To review and provide recommendation regarding the Fred Wolfe Park concept plan.

The Commission clarified and confirmed the role of the TPZC in hearing this request. Their decision would be either a favourable or unfavourable recommendation to the Board of Selectmen.

Dominick Celtruda, Lead Landscape Architect from BL Companies, gave a comprehensive presentation of the Fred Wolfe Park Master Plan to the Commission. This Master Plan is a culmination of research and analysis completed over 4 years. The purpose is to create a Town Recreational Center, improving and renovating the current layout and developing Fred Wolfe Park with future uses. This plan would be completed in five phases and include a new entrance on Meetinghouse Lane.

Chairman Parente asked if there were any comments from the public.

Scott Richards, of 662 Peck Lane, stated his concerns with his property located by a proposed entrance to the park and how this will have impact on him and his family.

Chris Kelly, of 469 Oakview Drive, inquired about the conversion of the internal park roads to town roads.

Derek Kohl, Vice President of Operations from B L Companies, addressed the Commission and stated how this Master Plan is a planning document and described the process moving forward.

Tom Pisano, of 523 Fairway Road, Co-President of Orange Soccer stated his concerns for the use of the fields and their maintenance.

Eleni Haskos, of 469 Oakview Drive, who's property abuts the Oakview Drive entrance, stated her concerns on the potential classification on the land records of a public access easement, public road and a right of way and how this will impact her property.

Commissioner Cornell inquired about the access gate control of Fred Wolfe Park and who will enforce the hours of operation. It was decided that many questions and concerns will not be answered until the site plan submission.

Mitch Goldblatt, of 291 Drummond Road, stated that he was in favor of the plan and endorsed it as proposed.

Dan Fitzmaurice, of 831 College Street, strongly supports the plan especially the town road that encircles the park.

Melissa Johnston, of 451 Herbert Street, was in favor of the plan.

Lauren Gray, of 205 Wilson Road, was in favor of the plan.

Chairman Parente read letters from Jaime Duhl and Kim & Don Hawk who were unable to attend. (Attachments A & B)

John Carangelo, Chairman of the Fred Wolfe Park Committee, thanked everyone that has been involved in this plan. He asked for continual input and support to make this happen.

Discussion ensued within the Commission.

Commissioner Kaplan made a motion to issue a positive recommendation on the 8-24 Municipal Improvement Referral – Request by BL Companies on behalf of the Orange Board of Selectman to review and provide recommendation regarding the Fred Wolfe Park concept plan, 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.

Commissioner Kaplan made a motion to adjourn the meeting at 8:36 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

Jack Demirjian

From: Jaime Duhl <jaime.duhl@gmail.com> on behalf of Jaime Duhl
Sent: Tuesday, February 3, 2026 1:55 PM
To: jdemirjian@orange-ct.gov
Subject: Fred Wolfe Park meeting

Hello,

I am unable to attend the meeting tonight, but wanted to email my thoughts briefly.

We are a younger family who is new to town with children. Being new, I was surprised to learn that a new playground was only recently installed for the children of Orange. That said, I strongly support continued upgrades to Fred Wolfe Park and would love to be able to enjoy what our own town has to offer rather than traveling to other parks, which we often find ourselves doing now.

It would be wonderful if the park could include an actual restroom, accessible roads, and fields that are truly usable. I also love the idea of adding pickleball and basketball courts, as they would provide a safe and fun space for additional recreation for families and community members of all ages. This would ensure that we spend more time in our town than traveling to other towns and would add value that everyone would appreciate.

Thank you,

Jaime

Jack Demirjian

From: Kim Hawk <hawkkim61484@gmail.com> on behalf of Kim Hawk
Sent: Monday, February 2, 2026 8:54 PM
To: jbowser@orange-ct.gov; jdemirjian@orange-ct.gov
Cc: jzeoli@orange-ct.gov; Don Hawk
Subject: Fred Wolfe Park - 521 Ridge Rd

Hi Jack,

Unfortunately we will not be able to attend the Fred Wolfe Park meeting tomorrow night but we wanted to express our on going concerns with the traffic and speeding in the Ridge/ Hollow area. Over the past 5 or so years, my husband has attended many town meetings (including one with the traffic commission at the police department) to voice our concerns about the rate of speed people turn off of Ridge Rd and down Hollow. During this time, ideas have been proposed but nothing has come to fruition. We are thankful for the speed bumps that were installed, however, they do not stop cars from accelerating going down the road. The speed was a problem before the playground was built, but as the amount of sporting events and families visiting the park increased, the problem has become worse. On multiple occasions we have seen car parts in the road due to the rate of speed. We want to state that we are not opposed to the expansion as we have an elementary aged child who could benefit from these amenities but we are very concerned about this ongoing issue.

We appreciate your time and attention to this matter.

Kim and Don Hawk

Sent from my iPhone