

ORANGE ZONING COMMISSION
MINUTES OF THE MARCH 21, 2023 MEETING

(Unapproved Minutes)

The Town Plan and Zoning Commission held a meeting on Tuesday, March 21, 2023, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

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

Jack Demirjian, Zoning Enforcement Officer
 Deborah Satonick, Temporary Recording Secretary

Chairman Parente welcomed everyone to the meeting and asked the Commissioners to introduce themselves for the record.

Review of the Meeting Minutes from the March 7, 2023

The Commission members reviewed the minutes and made corrections as necessary.

A motion was made by Commissioner Smith and seconded by Commissioner Torrenti to accept and approve the amended minutes from the March 7, 2023 meeting. The motion carried with the vote recorded as follows: Cornell, aye; Torrenti, aye; Smith, aye; Kaplan, aye; and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Old Business

The Commission members reviewed the new language in 383-26 (I) used to regulate the location of ground solar arrays and renewable energy structures in residential zones. Chairman Parente made a few minor changes in the wording and Mr. Demirjian made note of these revisions.

New Business – 79-89 Boston Post Road Lot Split

Mr. Marcus Puttock, from Godfrey, Hoffman, and Hodge, illustrated with an A-2 survey the plan of the proposed subdivision. While no physical changes will be made to the property, the parcel will be split into two separate lots for a sale of one of the parcels. Mr. Demirjian confirmed that according to the zoning regulations this is not considered to be a subdivision, as three or more parcels would be required.

The location of the dumpsters is in the rear of the buildings near the loading dock. Commissioner Cornell made an inquiry regarding the parking, and this was further clarified. The owner of the property, Mr. David Kennedy, agreed to stripe the parking spaces for better clarity. Once a deed has been made, the tax collector will receive all the necessary information for tax purposes. As this is not considered to be a subdivision, no vote is required from the TPZC.

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Report of the Zoning Enforcement Officer

Mr. Demirjian had previously distributed the updates for the new zoning regulations and included the additional missing pages. The construction on Old Tavern and Smith Farm Road is going as planned without any issues.

Bond Release Request – 205 Edison Road

Mr. Demirjian reported that Aurora Products has completed all the site work required and he has done two inspections of the property. All the Town department heads have signed off. Mr. Demirjian is requesting that the full bond be returned.

Commissioner Kaplan made a motion to release Bond # 120-026-596 in the amount of \$619k as well as the cash bond of \$30k. Commissioner Smith seconded the motion. The motion carried with the vote recorded as follows: Cornell, aye; Torrenti, aye; Smith, aye; Kaplan, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Adjournment

Commissioner Kaplan made a motion to adjourn the meeting at 7:30 p.m., seconded by Commissioner Cornell. The motion carried with the vote recorded as follows: Cornell, aye; Torrenti, aye; Smith, aye; Kaplan, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Respectfully submitted,
Deborah Satonick,
Temporary Recording Secretary