

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE APRIL 18, 2023 MEETING**

Approved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, April 18, 2023, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

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

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

In the absence of Chairman Parente, Vice-Chairman Smith called the meeting to order and asked the Commissioners to introduce themselves for the record.

Review of the Meeting Minutes from the April 4, 2023

The Commission members reviewed the minutes and no corrections were required.

**A motion was made by Commissioner Kaplan and seconded by Commissioner Torrenti to accept and approve the minutes from the April 4, 2023 meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; and Smith, aye. Commissioner Cornell abstained. The vote was recorded as 3-0-1 to accept and approve the motion.**

Old Business

Commissioner Cornell inquired about the language regarding cannabis establishments in town. Mr. Demirjian stated that the language has been enacted and allows for only one cannabis retailer to be permitted in the town. The language for renewal energy structures will come before the Commission soon. Mr. Demirjian also mentioned that he just received a request to amend some uses in commercial zones.

New Business

The upcoming new business will involve clarifying the language for outdoor storage and displays. Mr. Demirjian also included in the Commissioners' packets the language of Stratford, Fairfield, and Guilford regarding outdoor storage and display to assist in that discussion, which will be tabled until Commissioner Parente can be in attendance.

Report of the Zoning Enforcement Officer

Mr. Demirjian advised that as the weather is becoming nicer, he is receiving more applications for pools, additions, patios, and decks. The assisted living on Indian River Road has received their certificate of occupancy.

ORANGE, CONN  
TOWN CLERK'S OFFICE  
2023 MAY 17 PM 9:59

PETITION TO AMEND THE ORANGE ZONING REGULATIONS – Submitted by OSJ of Orange Post, LLC. To amend Section 383-121 C of the Orange Zoning Regulations to permit additional outdoor display and storage outside retail stores in the C-1 and C-2 zones.

Vice Chairman Smith noted that this petition was opened on 4/4/23 and the discussion will be continued at this meeting. Mr. Demirjian supplied a handout of commercial building sizes on the Boston Post Road to assist with this discussion. Attorney Miles, from Carmody, Torrance, Sandak & Hennessey LLC, introduced herself and reviewed the application in its entirety. The building being discussed is located at 53 Boston Post Road in Orange and currently has two tenants, PetSmart and Ocean State Job Lot, who took occupancy when Best Buy moved out. This is a C-2 zone.

Attorney Miles explained that the request before the Commission members is to make a text amendment in Section 383-121 C to allow additional outdoor display and storage for retail stores in the C-1 and C-2 zones. Attorney Miles proceeded to explain the zoning regulations as they currently stand today. Stores under 75,000 sq. ft. are allowed 10 sq. ft. of outdoor display/storage on the sidewalk and 50 sq. ft. in the parking area.

Attorney Miles is requesting to modify the regulations to allow businesses 40,000-75,000 sq. ft. in size an additional 185 sq. feet on the sidewalk for seasonal displays such as flowers and seasonal items, such as Xmas wreaths. The applicant of Ocean State Job Lot is approximately 45,000 sq. ft. in size. Six feet of pedestrian walkway would remain the same for safe circulation and Special Permit would continue to be required.

There was a brief discussion on the allocation of outdoor display footage among multi-tenant buildings. Attorney Miles indicated that the Special Permit request from a tenant must have approval from the landowner as well. In this application, Ocean State Job Lot is both the landowner and tenant so there are no multi-tenant or enforcement issues that need to be considered.

**Commission Kaplan made a motion to close the Public Hearing portion of the meeting, seconded by Commissioner Torrenti. The motion carried with the vote recorded as follows: Torrenti, aye; Kaplan, aye; Cornell, aye; and Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.**

Vice Chairman Smith noted that this application is consistent with the comprehensive plan of economic development and supports our business sector. All the Commission members agreed with this assessment.

**Commission Kaplan made a motion to approve the petition to amend the zoning regulations for outdoor displays and storage in the C1 and C2 zones as presented by the applicant, with an effective date of April 25, 2023. Commissioner Cornell seconded the motion. The motion carried with the vote recorded as follows: Torrenti, aye; Kaplan, aye; Cornell, aye; and Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.**

Adjournment

**Commissioner Kaplan made a motion to adjourn the meeting at 7:25 p.m., seconded by Commissioner Torrenti. The motion carried with the vote recorded as follows: Torrenti, aye; Kaplan, aye; Cornell, aye; and Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.**

Respectfully submitted,  
Deborah Satonick,  
Temporary Recording Secretary