

ORANGE ZONING COMMISSION
MINUTES OF THE JUNE 20, 2023 MEETING

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The Town Plan and Zoning Commission held a meeting on Tuesday, June 20, 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
 Paul Kaplan, Esq., Secretary
 Thomas Torrenti, P.E.
 Kevin Cornell, Esq., P.E.

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

Chairman Parente called the meeting to order at 7:04 p.m. and asked the Commissioners to introduce themselves for the record.

Review of the June 6, 2023 Meeting Minutes

The Commission members reviewed the minutes and no revisions were necessary.

A motion was made by Commissioner Kaplan and seconded by Commissioner Smith to accept and approve the minutes from the June 6, 2023 meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Old Business

There was no old business to discuss at this time.

New Business

There was no new business at this time.

Report of the Zoning Enforcement Officer

Mr. Demirjian advised that he is waiting to hear back from Town Counsel regarding the draft containing the proposed new language for Section 383-121, subsection A and B, regarding the outdoor storage/display for retail businesses.

PUBLIC HEARINGS: 7:00 p.m.

Chairman Parente noted that the Public Hearing for DGM Partners-Rye LLC & Orange Improvements Partnership was opened at the previous TPZC meeting on June 6. This is a continuation of that discussion.

PETITION TO AMEND THE ORANGE ZONING REGULATIONS – Submitted by DGM Partners-Rye LLC & Orange Improvements Partnership. To amend Section 383-42, 383-43, 383-45, and 383-143.9 of the Orange Zoning Regulations to allow certain light industrial uses in the C-1 Zone under specific conditions.

Attorney Sara Sharp, land use attorney located at 147 North Broad Street in Milford, spoke on behalf of the applicant regarding 80 Boston Post Road. Attorney Sharp provided an aerial view of the property and the surrounding area. Mr. Jack Rosencrans, Vice President of Redevelopment of the DLC Management Corporation, also spoke about the application. Attorney Sharp reported that there is a trend in the warehouse marketing for a 35-foot clear height. She explained that a 40-foot building does not always provide this clear height.

Commissioner Cornell mentioned other language in the zoning regulations that allows additional height by stating that for every additional foot in height there must be a corresponding additional two-foot setback. Mr. Demirjian stated that there is approximately a 160-foot setback from Carlson Road to the existing building and Attorney Sharp pointed out that there is already language requiring a 250-foot setback from the Boston Post Road.

Commissioners requested that bus terminals be removed from the potential uses and the applicant agreed to comply. Commissioner Cornell inquired about the parking requirements for warehouse use. Mr. Demirjian reviewed the parking requirements for a variety of different land uses, noting, in his opinion, that parking requirements in the Town of Orange tend to be excessive.

Commissioner Smith made a motion to close the Public Hearing portion of the meeting, seconded by Commissioner Kaplan. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Commissioner Cornell made a site visit to the property and Chairman Parente reviewed the plan of conservation and development. After a brief discussion, the Commission members agreed that this is a suitable land use for this unique piece of property.

Commissioner Kaplan made a motion to approve the petition by DGM Partners-Rye LLC & Orange Improvements Partnership to amend the Orange Zoning regulations in Section 373-42, 383-43, 383-45, and 383-143.9 to allow certain light industrial uses in the C-1 zone under specific conditions. Included in the motion is the removal of the bus terminal in Section 4 and a note that the application is supported by language in the plan of conservation and development. Commissioner Cornell seconded the motion. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

PUBLIC HEARINGS 7:00 P.M.

Commissioner Kaplan read the legal notice in its entirety.

APPLICATON FOR SPECIAL EXCEPTION, PERMIT OR USE - Submitted by Montar Group, LLC. For properties known as 16 & 22 Salemme Lane. To construct a 121,200 square-foot self-storage facility.

Attorney Sara Sharp, land use attorney located at 147 North Broad Street in Milford, spoke on behalf of the applicant to seek special permit approval for the development of a self-storage facility located at 16 and 22 Salemme Lane. Attorney Sharp distributed pictures of the architectural building design as well as the aerial view of the property. The building will have a height of 45 feet and the applicant will attempt to keep as much vegetation as possible for landscape and as a buffer. The applicant received sign off from the Fire Marshall, Engineering, the Building Inspector, the Traffic Commission, and the Health Department.

Mr. Dan Moore spoke further about the application, noting that the building was shifted slightly to create a larger setback to allow for the additional height of the building.

Mr. Jeff Bord, from Bohler Engineering, 65 LaSalle Road, West Hartford, spoke in detail about the site plan. The property is a 2.06 acre wooded lot. Mr. Bord showed the main entrance with gate and a total of 13 parking spaces. Mr. Bord pointed out the catch basins and the storm water drainage path. A sanitary connection is requested through a property easement to connect to Yale, but if they cannot obtain this then they will provide their own septic system. LED compliant lighting will be provided plus security lights on the exterior doors. The Commission members requested a fire hydrant be added to the site plan and the applicant agreed.

Mr. Bord indicated that the hours of operation are seven days per week from 6:00 a.m.-9:00 p.m. There are about 900 individual storage units. Questions were raised as to the type of street buffer considering that there is a residential neighbor. Mr. Torrenti advised that the site plan indicates that the plantings are White Mountain Laurel, Holly, Dogwood, and similar shrubbery. Mr. Bord advised that if the Commission members would prefer more evergreens they would comply.

Commissioner Smith moved to close the Public Hearing portion of the meeting, seconded by Commissioner Kaplan. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Commissioner Kaplan made a motion to approve the Special Use Request submitted by Montar Group, LLC. for properties known as 16 and 22 Salemme Lane to construct a 121,200 square-foot self-storage facility. The stipulations in the motion include a connection to the sewer at Yale or another sanitary disposal system approved by the Town of Orange Health Department, a fire hydrant to be located in the southwest corner of the property, and as much of an evergreen buffer as possible on the west side of the property. The request conforms with Section 373-136 and the plan of conservation and development. Usual bonding requirements will apply. Commissioner Smith seconded the motion. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; and 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 8:24 p.m., seconded by Commissioner Cornell. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Respectfully submitted,
Deborah Satonick,
Temporary Recording Secretary