

ORANGE ZONING COMMISSION  
MINUTES OF THE JULY 6, 2021 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, July 6, 2021, 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.  
Tom Torrenti, P.E.

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant  
Bonnie Sat, Recording Secretary

ORANGE, CONN.  
TOWN PLANNING OFFICE  
RECORDING DEPARTMENT  
2021 JUL 13 AM 9:20  
M. B. O'Connell  
TOWN CLERK

Chairman Parente welcomed everyone to the meeting at 7:05 p.m. He noted that this is the first in-person meeting since Covid. Those seated at the table introduced themselves for the record. Commissioner Kaplan was not present but was expected to arrive soon.

Review of the Minutes from the June 15, 2021 meeting.

A motion was made by Judy Smith and seconded by Tom Torrenti to accept and approve the Minutes from the July 6, 2021 meeting, as amended. The motion carried with the vote recorded as follows: Smith, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

Old Business

Discussion ensued regarding the Affordable Housing Bill. Zoning Enforcement Officer Jack Demirjian stated that he would speak with Town Attorney Vin Marino about this matter. Chairman Parente recommended that ZEO Demirjian place this item on the next agenda.

Chairman Parente asked ZEO Demirjian about the status of the Commission's discussions regarding Airbnb's. ZEO Demirjian stated that the Commission was discussing whether to prohibit Airbnb's or to allow them, based on various regulations. A brief discussion ensued.

Chairman Parente asked ZEO Demirjian about the enforcement of illegal signs. ZEO Demirjian stated that he was giving out warnings to some businesses who have signs in violation of the sign regulations.

There were no additional comments.

New Business

Chairman Parente stated that since the recreational marijuana law is now in effect in CT, the Commission should discuss it. A brief discussion ensued. ZEO Demirjian explained that this matter must go to a referendum first. He noted that it would appear before the Board of Selectmen before it comes to the TPZC.

There were no additional comments.

Report of the Zoning Enforcement Officer

ZEO Demirjian stated that he was going to discuss Airbnb's this evening, which he already addressed under Old Business. He stated that he will recirculate the latest information to the Commission for the next meeting.

ZEO Demirjian stated that he has begun addressing signage that is in violation of the zoning regulations. He noted that there should be a noticeable difference along the Boston Post Road.

There were no additional comments.

PUBLIC HEARINGS: 7:00 p.m.

Commissioner Cornell read the legal notice into the record.

Commissioner Kaplan joined the meeting at 7:21 p.m.

*SPECIAL PERMIT APPLICATION- Submitted by Todd and Jessica Bataille. For property known as 983 Patricia Court. For the construction of a 25' x 22' pavilion with outdoor kitchen.*

Todd Bataille, 983 Patricia Court, stated that he would like to build a covered outdoor pavilion with a kitchen. He stated that he has architectural drawings. He noted that this structure would be taller than what the regulations allow. A brief discussion ensued. Commissioner Cornell stated that the reason he is before the Commission with a Special Permit is because his proposal exceeds the height and square footage requirements. A brief discussion ensued.

Mr. Bataille stated that this project would not be visible from the street. Chairman Parente noted that Mr. Bataille's property is large. Chairman Parente asked ZEO Demirjian if all pertinent municipal department heads have reviewed this proposal. ZEO Demirjian replied affirmatively.

Chairman Parente asked if there were any comments from the public. There were none.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to close the public hearing. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Chairman Parente expressed his belief that this is a reasonable request. Mr. Bataille has submitted a plan which was done professionally. Chairman Parente stated that this Special Use Permit is harmonious with the neighborhood. The Commission has found that this proposal does not impose on the neighbors, and it does not add traffic or noise issues. A brief discussion ensued.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Special Permit Application for 983 Patricia Court, for the construction of a 25' x 22' pavilion with outdoor kitchen. The motion carried with the vote recorded as follows: Kaplan, aye;

Torrenti, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no additional comments.

*SPECIAL PERMIT APPLICATION- Submitted by Michelle Mingxia Luo. For property known as 414 Lambert Road. To construct a 24' x 20' detached two car garage.*

Len Calandro, representing Michelle Mingxia Luo, stated that he has had discussions with Zoning Enforcement Officer Jack Demirjian about this application. Mr. Calandro stated that he had drawings created, along with having B100 soil tests done. He noted that there is currently not a garage on the property. Mr. Calandro stated that this application is for a detached 2-car garage. He noted that it could not be attached to the house due to the layout of the house.

Discussion ensued regarding whether this application requires a Special Permit. Zoning Enforcement Officer Demirjian stated that when former ZEO Paul Dinice was here, Mr. Dinice instructed him to refer all applications for garages larger than 300' to the Commission for review, to avoid past issues. ZEO Demirjian stated that it is beneficial to have the purpose of large buildings on the record so no one could misuse the use of the structure in the future. He stated that if a garage is 675' or over, it needs a Special Permit. It also must have garage doors. It was noted that the height limitation still applies, not the ground coverage. Discussion continued. ZEO Demirjian stated that the Town Engineer and the Sanitarian have signed off on this project.

Chairman Parente asked for comments from the public. There were none. Commissioner Cornell inquired if there was any correspondence from their neighbors. ZEO Demirjian replied that there was none.

A motion was made by Paul Kaplan and seconded by Judy Smith to close the public hearing. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Chairman Parente opined that referring proposals with large structures to the Commission was a good policy to continue. ZEO Demirjian responded affirmatively.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Special Permit Application for 414 Lambert Road, to construct a 24' x 20' detached two car garage. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Chairman Parente stated that there are no additional items on the agenda.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to adjourn the meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

7/6/21

TPZC MINUTES

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The meeting was adjourned at 7:45 p.m.

Respectfully submitted,  
Tamara Trantales,  
Administrative Assistant