

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE AUGUST 2, 2022 MEETING**

*Unapproved Minutes*

The Town Plan and Zoning Commission held a meeting on Tuesday, August 2, 2022, 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  
Tom Torrenti, P.E.

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant  
Robin Gengaro, Recording Secretary

ORANGE TOWN  
TOWN PLANNING & ZONING  
COMMISSION OFFICE  
2022 AUG -9 11:11:21

Chairman Parente welcomed everyone to the meeting. He stated that he would like to amend the agenda to switch items #6 & #7.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the agenda amendment. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

Review of the Minutes from the July 5, 2022 meeting.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Minutes from the July 5, 2022 meeting, as written. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Smith, abstain; Parente, aye. The vote was recorded as 3-0-1 to accept and approve the motion.

There were no additional comments.

Old Business

None

New Business

None

Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Jack Demirjian stated that notices and fines have been sent out addressing blighted properties and other zoning violations.

ZEO Demirjian stated that the winery has applied for outdoor dining and to make improvements to the parking area. The proposal will be heard at the next TPZC meeting. Commissioner Kaplan asked if there were any complaints from the neighbors about the winery. ZEO Demirjian stated that there have not been any complaints. Letters in support of the winery, as well as outdoor seating, have been submitted. He stated that there would be a public hearing so neighbors would have the opportunity to speak.

ZEO Demirjian noted that the gas station on Route 34 is switching out canopies and pumps. They are also creating an easier access to Route 34. A brief discussion ensued.

ZEO Demirjian stated that last November, the commission instituted a moratorium on cannabis. He stated that an application has been received for a text amendment to end the moratorium. Chairman Parente noted that the moratorium is a part of the zoning regulations. Discussion ensued. ZEO Demirjian stated that he has sent notices to the regional authorities. Chairman Parente stated that there would be a public hearing on this matter in September.

After a brief discussion, there were no additional comments.

Request by the New Haven Hebrew Day School to extend the time limit to use and occupy temporary classrooms. (Last extended June 16<sup>th</sup>, 2020 to August 1<sup>st</sup>, 2022)

Hershy Hecht, an administrator at New Haven Hebrew Day School, stated that the last time they appeared before the commission, the school was granted a two-year extension for the temporary classrooms.

Mr. Hecht explained several reasons why the school cannot remove the portable classrooms yet. He noted that they are exploring all options. Commissioner Kaplan asked for a timeframe for the extension. Mr. Hecht stated that they are dependent on donations. A brief discussion ensued. Chairman Parente stated that the commission would like them to proceed towards compliance with the zoning regulations. Mr. Hecht stated that they hope to have a solution within two years.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the request by the New Haven Hebrew Day School to extend the use of temporary classrooms for two years, until August 1, 2024. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

PUBLIC HEARING: (1)

APPLICATION FOR TEMPORARY SPECIAL USE EARTH MATERIALS REMOVAL AND FILLING, APPLICATION FOR CERTIFICATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES & SITE PLAN APPLICATION- Submitted by Thirty-Seven Robinson Boulevard, LLC. For property known as Thirty-Seven Robinson Boulevard. To construct a 22,920 s.f. addition in the rear of the existing building. An ARCHITECTURAL STANDARDS SUPPLEMENT has also been submitted in conjunction with this application. (Continued from the 7/5/22 meeting)

Bob Wheway, licensed professional engineer, and principal of Codespoti and Associates, 263 Boston Post Road, distributed handouts to the commission. He stated that they were granted approval from the Inland Wetlands & Watercourses Commission (Wetlands) last month.

Mr. Wheway presented a video and distributed a handout to the commission explaining how a semi-tractor trailer could maneuver the driveway and loading docks. A brief discussion ensued.

Stephen Studer, Esq., Berchem Moses, 75 Broad Street, Milford, stated that this proposal is a permitted use. The application is for an addition to the existing building. Attorney Studer noted that the business has been in Orange for approximately 37 years.

Chairman Parente asked the public if there were any questions. 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; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

Chairman Parente stated that this is a straightforward application. Commissioner Kaplan noted that this project would allow the business to stay in Orange. ZEO Demirjian stated that a bond would be necessary.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the APPLICATION for TEMPORARY SPECIAL USE EARTH MATERIALS REMOVAL and FILLING, CERTIFICATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES & SITE PLAN APPLICATION, as well as an ARCHITECTURAL STANDARDS SUPPLEMENT, and a COASTAL AREA MANAGEMENT PLAN for 37 Robinson Boulevard, to construct a 22,920 s.f. addition in the rear of the existing building. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

Chairman Parente stated that the Commission would now hear the rest of the regular meeting items on the agenda.

APPLICATION FOR CERTIFICATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES & SITE PLAN APPLICATION - Submitted by Racebrook Medical Center, LLC. For property known as 235 Boston Post Road. To Construct a 24,000 s.f. 2-story medical office building. A LIGHTING & ARCHITECTURAL STANDARDS SUPPLEMENT has also been submitted in conjunction with this application.

Jeffrey Gordon, principal of Codespoti & Associates, 263 Boston Post Road, stated that this is the site of the former trailer park. He stated that Gary Riccetelli has owned it for approximately 15 years. The site is now vacated. Mr. Gordon stated they are proposing to construct a medical office building at this site. He stated that some medical practices, which have already been established, will consolidate into this building. A brief discussion ensued.

Mr. Gordon stated that they would implement a buffer area from the residential zone. He explained the landscaping plan and displayed the site plan. Mr. Gordon stated that a mobile MRI machine will be on the premises. He added that a full traffic report has been completed, which included the future development at the Firelite Plaza. He noted that levels of service did not change. Discussion ensued.

Commissioner Kaplan asked if the Traffic Commission was satisfied with the plan. Mr. Gordon replied affirmatively.

Bob Wheway, licensed professional engineer, and principal of Codespoti and Associates, 263 Boston Post Road, presented the background of drainage in the area. He stated that there is not a stormwater management system in place on the property now. Mr. Wheway provided a stormwater management plan, designed to the standards of CT D.E.E.P. and the State of Connecticut. He explained the drainage system. Commissioner Kaplan asked if the residential area would be affected. Mr. Wheway replied that it would significantly reduce the amount of impervious surface in the area and reduce runoff to the residential area. He distributed the drainage report to the commissioners. Mr. Wheway expressed his belief that there should not be any negative impact from this project. Discussion ensued.

Craig Chasse, Architectural Studio 3C, Harwinton, CT, stated that the project is a 2-story medical office building. He explained the façade and displayed a rendering. He added that he believes it is cohesive with the area.

Chairman Parente asked ZEO Demirjian if all pertinent signoffs have been obtained. ZEO Demirjian responded affirmatively. Commissioner Smith noted that the proposal is a permitted use.

Gary Riccetelli, owner of a commercial development company, 200 Boston Post Road, stated that he originally acquired the property in 2006 while it was still a trailer park. Mr. Riccetelli stated that although he has received several offers over the years, he believes that this use fits the property the best.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the *CONTROL MEASURES & SITE PLAN APPLICATION* for 235 Boston Post Road, to construct a 24,000 s.f. 2-story medical office building. The *LIGHTING & ARCHITECTURAL STANDARDS SUPPLEMENT* was also approved. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

ZEO Demirjian noted that a bond is necessary for this project.

There were no additional comments.

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; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant