

ORANGE ZONING COMMISSION  
MINUTES OF THE AUGUST 3, 2021

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, August 3, 2021, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Oscar Parente, Esq., Chairman  
Paul Kaplan, Esq., Secretary  
Tom Torrenti, P.E.

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

ORANGE, CONN  
TOWN CLERK'S OFFICE  
RECORDING  
2021 AUG -5 AM 10:29

Chairman Parente welcomed everyone to the meeting. He stated that Commissioners Cornell and Smith had prior engagements and could not attend this meeting. Chairman Parente noted that we do have a quorum.

Review of the Minutes from the July 6, 2021

A motion was made by Paul Kaplan 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: Kaplan, aye; Torrenti, aye; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion.

There were no additional comments.

New Business

Chairman Parente asked Zoning Enforcement Officer Jack Demirjian to update the Commission on recent abatement orders. ZEO Demirjian stated that they are mainly for commercial vehicles being stored in the residential zone. ZEO Demirjian stated that commercial vehicles or advertisements on vehicles are not permitted in the residential zones. He added that a resident is permitted to store one commercial vehicle under 7,500 pounds in a garage. A brief discussion ensued. ZEO Demirjian noted that he is monitoring several addresses. He stated that the trucks are generally not present during the day because they are working. He has been driving around town after hours to determine if there are any violations. Chairman Parente commented that it is a large enforcement task.

There were no additional comments.

Report of the Zoning Enforcement Officer.

ZEO Demirjian stated that the State of Connecticut is requiring an affordable housing plan. The South Central Regional Council of Governments have spoken with the First Selectman. ZEO Demirjian stated that it is region based, yet they are meeting with individual municipalities to determine housing goals.

Commissioner Kaplan inquired about extended regulations for outdoor dining, He asked if anyone who did not have an outdoor permit is requesting outdoor dining. ZEO Demirjian stated that there are approximately 3-5 businesses currently exercising that right, which extends until March 22, 2022. They must apply for a complete special permit after that date.

Chairman Parente asked if there have been any inquiries about the Firelite Plaza. ZEO Demirjian stated that there has been interest from contractors and architects.

There were no additional comments.

Old Business

ZEO Demirjian stated that the Commission has had preliminary conversations regarding short term rentals/Airbnb's. Chairman Parente stated that this matter was originally presented as potentially becoming problematic. ZEO Demirjian commented that this is currently not a prevalent issue. There was one complaint over a year ago. A brief discussion ensued. Commissioner Kaplan expressed his concern that an Airbnb could become like a hotel. Chairman Parente discussed the prospect of implementing more extensive regulations, such as the lengthy regulations ZEO Demirjian distributed from the Town of Simsbury. Discussion continued.

ZEO Demirjian stated that some people rent out their pools for an hour or a whole day. A brief discussion ensued. It was noted that enforcement of short-term rentals would be difficult. ZEO Demirjian stated that if the zoning office should start receiving complaints, we would address it then.

Chairman Parente stated that this item would appear on the next agenda. He would like to receive input from Commissioners Smith and Cornell.

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; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,  
Tamara Trantales,  
Administrative Assistant