

ORANGE ZONING COMMISSION  
MINUTES OF THE SEPTEMBER 21, 2021, MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, September 21, 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  
Tom Torrenti, P.E.

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant

Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record. Commissioner Cornell was absent due to a previous engagement.

Review of the Minutes from the September 8, 2021 meeting.

A motion was made by Judy Smith and seconded by Tom Torrenti to accept and approve the Minutes from the September 8, 2021 meeting, as amended. The motion carried with the vote recorded as follows: Smith, aye; Torrenti, aye; Kaplan, aye; Parente, aye. The vote was recorded as 3-0-1 to accept and approve the motion.

There were no additional comments.

Old Business

Chairman Parente asked Zoning Enforcement Officer Jack Demirjian if the legal notices were sent to the newspaper regarding the public hearings for cannabis. ZEO Demirjian stated that Town Attorney Barbara Schellenberg is working on the language.

ZEO Demirjian stated that he did submit the legal notice to the newspaper for commercial vehicles. Commissioner Kaplan stated that a resident voiced displeasure to him over the regulation that any vehicle with signage must be enclosed in a garage. The resident has a small passenger vehicle with signage, which he parks in his driveway. He was adamant that he should not have to park it in his garage. Discussion ensued. ZEO Demirjian stated that the proposed regulation would separate small businesses from large companies. Discussion ensued regarding signage on vehicles. Commissioner Kaplan stated that he is tolerant of some signage on vehicles, yet he believes there should be reasonable limitations.

ZEO Demirjian stated that he asked Town Attorney Vin Marino if it was acceptable to open a public hearing, such as for the cannabis public hearings, before all the Regional Authority referrals are returned. Attorney Marino discouraged it. A brief discussion ensued.

There were no additional comments.

New Business

None

ORANGE TOWN  
TOWN PLANNING & ZONING OFFICE  
617 ORANGE CENTER ROAD  
ORANGE, CT 06488  
2021 SEP 27 PM 2:20  
MAY 1 10 53 AM  
TOWN PLANNING & ZONING OFFICE

Report of the Zoning Enforcement Officer

ZEO Demirjian stated that he discussed commercial vehicles and cannabis earlier. He spoke with Attorney Marino about voting on the Minutes when a member of the commission is absent for the meeting. The member then abstains during the vote to approve the Minutes. Attorney Marino assured ZEO Demirjian that the voting was done in a proper manner.

ZEO Demirjian stated that there is a mandatory Affordable Housing Survey from the State, which all municipalities must submit. He posted it on the zoning website, as it is open to the public. The purpose of this survey is to gather awareness and to see how residents feel about affordable housing. ZEO Demirjian encouraged those interested to go on the town's website to partake in the survey.

There were no additional comments.

8-24 Referral Municipal Improvement Request by Town of Orange to purchase the Racebrook Country Club from the Racebrook Realty Company. The properties involved include:

264 Derby Avenue (82/7/5) (137.54 Acres),  
Derby Avenue (80/4/1) (137.42 Acres),  
Racebrook Road (81/5/1A) (5.83 acres),  
715 Racebrook Road (82/7/5A) (1 Acre), and  
716 Racebrook Road (81/5/3) (0.74 acres)

After a brief discussion, a motion was made by Tom Torrenti and seconded by Paul Kaplan to accept and approve the 8-24 Referral Municipal Improvement Request by Town of Orange to purchase the Racebrook Country Club from the Racebrook Realty Company, which involve the following properties: 264 Derby Avenue (82/7/5) (137.54 Acres); Derby Avenue (80/4/1) (137.42 Acres); Racebrook Road (81/5/1A) (5.83 acres); 715 Racebrook Road (82/7/5A) (1 Acre), and 716 Racebrook Road (81/5/3) (0.74 acres). The motion carried with the vote recorded as follows: Torrenti, aye; Kaplan, aye; Smith, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

8-24 Referral Municipal Improvement Request by Town of Orange to lease the Racebrook Country Club to Racebrook Country Club, Inc. The properties involved include:

264 Derby Avenue (82/7/5) (137.54 Acres),  
Derby Avenue (80/4/1) (137.42 Acres),  
Racebrook Road (81/5/1A) (5.83 acres),  
715 Racebrook Road (82/7/5A) (1 Acre), and  
716 Racebrook Road (81/5/3) (0.74 acres)

Chairman Parente stated that the Town is acquiring property, the Racebrook Country Club. The Town is then leasing it back to the country club. Discussion ensued. It was noted that

the Board of Selectmen are on record as being in favor of this project. There was a referendum and the residents of Orange agreed.

After a brief discussion, a motion was made by Tom Torrenti and seconded by Paul Kaplan to accept and approve the 8-24 Referral Municipal Improvement Request by Town of Orange to lease the Racebrook Country Club from the Racebrook Realty Company, which involve the following properties: 264 Derby Avenue (82/7/5) (137.54 Acres); Derby Avenue (80/4/1) (137.42 Acres); Racebrook Road (81/5/1A) (5.83 acres); 715 Racebrook Road (82/7/5A) (1 Acre), and 716 Racebrook Road (81/5/3) (0.74 acres). The motion carried with the vote recorded as follows: Torrenti, aye; Kaplan, aye; Smith, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

BOND RELEASE REQUEST- Property known as 125 Grassy Hill Road: Submitted by Robert Sachs. Request to release the remaining cash bond of \$20,000 for completed site work. ZEO Demirjian stated that this is for Fieldstone Village. He stated that all the units have their C/O's. The work has been completed. All the pertinent department heads have signed off.

A motion was made by Tom Torrenti and seconded by Judy Smith to accept and approve the Bond Release Request for 125 Grassy Hill Road. The motion carried with the vote recorded as follows: Torrenti, aye; Smith, aye; Kaplan, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments.

BOND RELEASE REQUEST- Property known as 100 South Orange Center Road: Submitted by John Coleman at Oak Tree Development. Request for a partial release of performance bond.

Kenneth Mita stated that he was before the commission on behalf of Oak Tree Development. He stated that they have been involved with this project since September 2020. Mr. Mita stated that they made significant strides in finishing this project. Discussion ensued regarding the percentage of work still needed to be accomplished. Mr. Mita prepared a power point presentation for the commission. After further discussion, Chairman Parente clarified that 53 out of 60 units have been sold. Mr. Mita concurred.

Mr. Mita explained the emergency access road, which is now paved. He stated that the Fire Marshal has signed off on the project. Mr. Mita stated that a small section of work is outstanding. He stated that all core infrastructure has been constructed. Discussion ensued over bond release numbers. Mr. Mita explained that their bond request represents a 70% reduction in the bond amount. After a brief discussion, Commissioner Torrenti stated that this request seems reasonable. Chairman Parente concurred.

A motion was made by Tom Torrenti and seconded by Paul Kaplan to accept and approve the Bond Release Request for 100 South Orange Center Road. The motion carried with the vote recorded as follows: Torrenti, aye; Kaplan, aye; Smith, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

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 7:45 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant