

ORANGE ZONING COMMISSION
MINUTES OF THE OCTOBER 3, 2023 MEETING

(Unapproved Minutes)

The Town Plan and Zoning Commission held a meeting on Wednesday, October 3, 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
Kevin Cornell, Esq., P.E.
Thomas A. Torrenti, P.E.

Jack Demirjian, Zoning Enforcement Officer

Chairman Parente called the meeting to order at 7:00 p.m. and asked the Commissioners to introduce themselves for the record.

Review of the August 15, 2023 Meeting Minutes

Commissioner Cornell made one correction to the August 15, 2023 minutes.

A motion was made by Commissioner Kaplan and seconded by Commissioner Cornell to accept and approve the amended minutes from the August 15, 2023 meeting. The motion carried with the vote recorded as follows: Commissioner Kaplan, aye; Commissioner Cornell, aye; and Commissioner Torrenti, aye. Commissioner Smith and Commissioner Parente abstained. The vote was recorded as 3-0 to accept and approve the motion.

Old Business

There was no old business to discuss at this time.

New Business

Commissioner Cornell made mention that Orange property owners can go to the Town website and opt to be notified if anyone places any type of judgment or lien on their property.

Report of the Zoning Enforcement Officer

Mr. Demirjian mentioned that the SCRCOG training program is being offered to the Commission members on October 12th, from 4-8 p.m. in North Haven. In person attendance is limited to 45 attendees and you must register in advance for the training. The training is also online and being recorded for later viewing.

Mr. Demirjian noted that the next TPZC meeting is scheduled for Wednesday, November 8th, having been moved due to Election Day on Tuesday. This new date, however, conflicts with the BOS meeting. Mr. Demirjian advised that if there is nothing on the agenda, the meeting will be canceled. If there are matters to attend, he will then call a Special Meeting for Thursday, November 9th, with three Commission members being able to attend. Applicants will be made aware in advance of the three-member meeting.

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The affordable housing at 329 Smith Farm Road has over 300 applications for the 46-unit complex. ABF Trucking on Carlson Road, having received their site plan approval, has posted bond and pulled building permits. The self-storage facility at 32 Salemme Road is working with the traffic authority and will be pulling building permits shortly. Bull Dog Swim School is in the process of getting their state approvals and will also be getting building permits shortly. The Grind, a baseball training facility, is relocating to the old location of Ocean State Job Lot and the front of the building will be dedicated to pickleball courts. Lastly, Mr. Demirjian mentioned that the apartment development at Firelite temporarily stalled due to an issue with the State Right of Way. This issue has since been resolved.

PUBLIC HEARINGS: 7:00 p.m.

Commissioner Kaplan read the legal notice in its entirety.

PETITIN TO AMEND THE ORANGE ZONING REGULATIONS – Submitted by 79 BPR Orange, LLC. To amend Article V1 of the Orange Zoning Regulations to allow for Car Washes in the Commercial C-2 District.

Attorney Timothy Lee spoke on behalf of his client, Adam Scheps. He explained that Mr. Scheps has owned Sponge Brothers Car Wash located at 79 Boston Post Road since 2009. However, there has been a car wash at this location since the 1980's. In 1998 zoning regulations were changed to prohibit car washes in Orange, but Sponge Brothers Car Wash was preexisting and was allowed.

He continued to explain that his client wants to eliminate the building that does oil and lube car maintenance to install 12 self-service vacuums in attempt to modernize and improve the car wash and to keep up with the changing times. The request before the Commission is to change Section 383-49 Permitted Uses, to include Subsection T for car washes, automobile detailing, and self-service vacuuming. He added that the new language should state that the car wash must be in existence since June of 1998, be at least ½ acre, and have frontage on a State Road.

There was a lengthy discussion among the Commission members if this request was an intensification of the existing car wash or an expansion of the nonconformity with a decrease in a corresponding conformity use. Mr. Demirjian felt that it was a clear expansion of an existing nonconformity as there are currently five vacuums and the number of vacuums is being increased to twelve. After considerable discussion, the Commission members expressed a wish to grant the applicant his request, however, the avenue to accomplish this remained unclear to the members. Several different options were on the table and discussed.

Mr. Demirjian read a letter from Mr. Nick Mastrangelo, 236 Boston Post Road, in support of the applicant. Commissioner Smith suggested that Mr. Demirjian review the minutes from 1998 to understand why car washes became a prohibited use in the C-2 District. It was also suggested that the Town attorney, Mr. Marino, be consulted, as well as Mr. Dinice. It was unanimously agreed to leave the Public Hearing open until the November 17th TPZC meeting.

Adjournment

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

Respectfully submitted,
Deborah Satonick,
Recording Secretary



Mary Shaw <mshaw@orange-ct.gov>

Notification of change to Code content

1 message

eCode360 Notifications <notify-noreply@ecode360.com>

Mon, Oct 9, 2023 at 1:00 PM

To: mshaw@orange-ct.gov

The following content in the Town of Orange, CT Code has been updated:

The Code (modified)

Part III: Miscellaneous Regulations (modified)

Chapter 383: Zoning (modified)

Article XIII: Site Plans (modified)

§ 383-121: Outdoor storage and outdoor displays. (modified)

Disposition List (modified)

Chapter DL: Disposition List (modified)

§ DL-1: Disposition of legislation. (modified)

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Mary Shaw
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