

ORANGE ZONING DEPARTMENT

TOWN HALL, 617 ORANGE CENTER ROAD, ORANGE, CT 06477

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AGENDA

TOWN PLAN & ZONING COMMISSION MEETING

TUESDAY, FEBRUARY 20, 2018 - 7:00 P.M.

LOWER LEVEL, ORANGE TOWN HALL

617 ORANGE CENTER ROAD

ORANGE, CONN.
TOWN CLERK'S OFFICE
RECEIVED FOR RECORDS
2018 FEB 16 PM 1:40
Michael B. Sullivan
TOWN CLERK

1. Request to locate Cheshire Fitness Zone at 564 Racebrook Road. Former William Orange Realty and Caldwell Bank Real Estate.
2. Review of the Minutes from the February 6, 2018 Meeting.
3. Request by the Southern Connecticut Hebrew Academy Hebrew Day to extend the time limit to use and occupy temporary class rooms.
4. Report of the Zoning Enforcement Officer.
5. SITE PLAN APPLICATION – Submitted by Go Green LLC. For property known as 391 Boston Post Road. The proposal is for a change of use to locate an ice cream shop in retail/office space. (Nikos Ice Cream Shop).
6. Old Business.
7. New Business.

PUBLIC HEARINGS 7:30 p.m. *(4)

8. *PETITION TO AMEND THE ORANGE ZONING REGULATIONS.
Submitted for Senior Living Advisors, LLC for property owner Indian River Road LLC. To amend & edit Section 383-14 regarding the definition of *Elderly Assisted Living Residential Facility*. To amend Section 383-14 to add a definition for *Dwelling Unit, Senior Independent Living*. To Amend the Orange Zoning Regulations to create a *Senior Mixed Use District*. (Continued from the December 5, 2017 and January 2, 2018 meetings.)
9. *PETITION TO AMEND THE ORANGE ZONING MAP – Submitted by Senior Living Advisors, LLC. The proposal is to change four parcels from Light Industrial LI-2, to a proposed SENIOR LIVING DISTRICT. The parcels are 197 Indian River Road a.k.a. Assessors Map 14-4-1; 231 Indian River Road a.k.a. Assessors Map 14-4-1-A; 239 Indian River Road a.k.a. Assessors Map 23-3-1B; and 245 Indian River Road a.k.a. Assessors Map 23-3-1. The application and map is on file in the Zoning Office at the Orange Town Hall.

10. *PETITION TO AMEND THE ORANGE ZONING REGULATIONS –
-Submitted by Richard Meisenheimer. To Amend the Orange Zoning Regulations relative to Article XII - PRD Planned Residential Development Regulations.

11. *APPLICATION FOR TEMPORARY SPECIAL USE EARTH MATERIALS REMOVAL & FILLING - Submitted by Orange VA, LLC c/o Joshua Hausman. For the cut of 9,460 cubic yards of earth material; and the fill of 9,430 cubic yards of material. All earth work is in conjunction with the proposed construction of a 57,370 sq. ft. Veterans Administration Community Care Center. A SITE PLAN APPLICATION; SITE PLAN APPLICATION-ARCHITECTURAL STANDARDS SUPPLEMENT; and SITE PLAN APPLICATION-LIGHTING SUPPLEMENT have also been submitted.

12. SITE PLAN APPLICATION - Submitted by Orange VA, LLC c/o Joshua Hausman. For the construction of a 57,370 sq. ft. Veterans Administration Community Care Center. A SITE PLAN APPLICATION – ARCHITECTURAL STANDARDS SUPPLEMENT; APPLICATION FOR TEMPORARY SPECIAL USE EARTH MATERIALS REMOVAL & FILLING, and SITE PLAN APPLICATION-LIGHTING SUPPLEMENT have also been submitted.