

ORANGE ZONING COMMISSION

(Approved Minutes)

MINUTES OF THE JANUARY 16, 2018 MEETING

The Town Plan and Zoning Commission held a meeting on Tuesday, January 16, 2018, at 7:00 p.m., Orange Town Hall, 617 Orange Center Road. The following members attended:

Oscar Parente, Esq, Chairman
Judy Smith, Vice-Chairman
Paul Kaplan, Esq, Secretary
Kevin Cornell, Esq.
Ralph Aschettino

Deborah Satonick, Acting Secretary
Bonny Syat, Public Recorder

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TOWN CLERK'S OFFICE
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2018 FEB -9 AM 11:00
Michael B. O'Sullivan
TOWN CLERK

Chairman Parente welcomed everyone to the meeting and asked the members present to introduce themselves.

SITE PLAN APPLICATION – Architectural Standards Supplement. Submitted by Bed Bath & Beyond/Christmas Tree Shops for property known as 220 Indian River Road. For proposed facade changes to the Christmas Tree Shop.

Mr. Steve Chipkin, Architectural Project Manager for Bed, Bath & Beyond, explained the proposed remodeling of the interior and exterior of the Christmas Tree Shop. He provided detailed illustrations of these proposed changes. Mr. Parente asked Mr. Chipkin to amend the application to show that the size of the new LED sign complies with the current zoning regulations. Mr. Chipkin advised that the proposed sign measures 8' x 25' and will amend the application to reflect this information.

Mr. Aschettino made a motion to approve the site plan application submitted by Bed, Bath, and Beyond/Christmas Tree Shops with a revision to the application showing that the new signage complies with zoning regulations. Mr. Kaplan seconded this motion and the vote carried as follows: Aschettino, aye; Smith, aye; Kaplan, aye, Cornell, aye, and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

REVIEW OF MINUTES – November 21, December 5, 2017 and January 2, 2018

A motion was made by Mr. Cornell to accept and approve the November 21, 2017 minutes, seconded by Ms. Smith. The motion carried with a vote recorded as follows: Smith, aye; Cornell, aye; and Parente, aye. Mr. Aschettino and Mr. Kaplan abstained. The vote was recorded as 3-0 to accept and approve the motion.

A motion was made by Mr. Aschettino to accept and approve the December 5, 2017 minutes, seconded by Mr. Kaplan. The motion carried with a vote recorded as follows: Aschettino, aye; Cornell, aye; Smith, aye; Kaplan, aye, and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

A motion was made by Mr. Kaplan to accept and approve the revised January 2, 2018 minutes, seconded by Mr. Cornell. The motion carried with a vote recorded as follows: Cornell, aye; Smith, aye; Kaplan, aye, and Parente, aye. Mr. Aschettino abstained. The vote was recorded as 4-0 to accept and approve the motion.

Old Business

There was no old business to discuss at this time.

New Business

Mr. Aschettino made brief mention of the Planned Residential District (PRD) in Orange, but there was no further discussion at this time.

(There was a five-minute recess.)

PUBLIC HEARINGS 7:30 P.M.

Mr. Kaplan read the legal notice in its entirety.

APPLICATION FOR SPECIAL EXCEPTION, PERMIT OR USE – Submitted by Jerome Spector Revocable Trust and Janet Cesanek. For property known as 772 Derby Milford Road. For two accessory structures which are already located on the property. One building is 20' x 16' and a second building is 11.9' x 24'. The application is submitted in accordance with Section 383-26 I (3) (a) of the Orange Zoning Regulations. A larger ground coverage and height in excess of 15' is requested.

Ms. Cesanek, resident of 772 Derby Milford Road, spoke on behalf of the application. She gave a brief history of the original dairy farm, and indicated that she might be interested in developing the property into a tree farm at some point in the future. Mr. Aschettino noted that this is a residential zone and a permit would be required. Ms. Cesanek indicated that she uses the barn and the two additional accessory structures for grounds keeping and agricultural supplies, cars, a motorcycle, and games. Ms. Cesanek advised that there was no plumbing or electricity in these two accessory structures.

The Commission members agreed that the application was incomplete in that the original A-2 survey did not show the two accessory buildings on the property. Ms. Smith inquired if some of the visible items on the property, such as the soda machine, would be put in storage. Ms. Cesanek explained that these items would remain outside as decorations on the property.

Opposition

The following letters were read into the record in opposition of the application, citing overgrown lawn and bushes, visible junk cars, and overall neglect of the property: Ernest and Sabrina Santoro, 767 Derby Milford Road, dated January 3, 2018; June Lesnick Sturtz, 760 Derby Milford Road, dated January 8, 2018; John Kronin, 787 Derby Milford Road, dated January 6, 2018; David Ahern, 765 Derby Milford Road, dated January 7, 2018; Len Lesniak, 716 Wheelers Farms Road; David Lesniak and Donna Dezeikis, 760 Wheelers Farms Road; Alfred Nedovick and Helen Budinsky, 761 Derby Milford Road; Ernie Santoro, 767 Derby Milford Road.

It was pointed out that a large portion of the property in question contains wetland areas of marshland as well as a stream, making it unsuitable for a tree farm. It was also suggested that someone had been living in the barn and that the property was being used as a movie theater with a concession booth and admission tickets.

Rebuttal

Ms. Cesanek felt that there was a personality conflict with the neighbors. It was noted that there is a cease and desist order by ZEO Dinice regarding these two accessory structures. As Mr. Dinice was not in attendance at this meeting, the commission decided to leave the Public Hearing open until their next

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meeting, at which time they will be able to discuss this matter with him. It will be added to next month's agenda.

A motion was made by Mr. Kaplan to adjourn the meeting at 8:34 p.m., seconded by Mr. Aschettino. The motion carried with a vote recorded as follows: Cornell, aye; Smith, aye; Kaplan, aye, and Parente, aye; Mr. Aschettino, aye. The vote was recorded as 5-0 to accept and approve the motion.

Respectfully Submitted,

Deborah Satonick, Acting Secretary