

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE MARCH 19, 2019 MEETING**

*Approved Minutes*

The Town Plan and Zoning Commission held a meeting on Tuesday, March 19, 2019, at 7:00 p.m., 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

Paul Dinice, Zoning Enforcement Officer

Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record.

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Review of the Minutes from the February 19, 2019 and March 5, 2019 Meetings.

After a brief discussion and a couple of minor changes, Mr. Ralph Aschettino made a motion to approve the February 19, 2019 Minutes. Mr. Paul Kaplan seconded. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, abstain; Cornell, abstain; Aschettino, aye; and Parente, aye. The vote was recorded as 3-0-2 to accept and approve the motion.

The March 5, 2019 Minutes were reviewed by the TPZC. There were no additions, deletions or corrections. Mr. Paul Kaplan then made a motion to approve the March 5, 2019 Minutes as written. Mr. Kevin Cornell seconded. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Aschettino, abstain; and Parente, aye. The vote was recorded as 4-0-1 to accept and approve the motion.

Report of the Zoning Enforcement Officer.

The ZEO informed the Commission that there was an on-site meeting between a representative from the Yale campus; the Town Engineer; and Jeff Gordon of Codespoti & Associates, – representing the Hilton Hotel under construction at 99 Marsh Hill Road. The purpose of the meeting was to discuss possible changes to the drainage approved for the Hotel development. The approved plan calls for continued sheet flow onto the Yale property. Initially Yale was contacted by the developer seeking to pipe collected water as opposed to continuing sheet flow onto the property. At that time Yale was not receptive to that alternative plan. They have since reconsidered in an attempt to eliminate the sheet flow onto their property. There have been water issues on the Yale property prior to the hotel development. The plan is to eliminate the sheet flow and pipe water from an existing access road and hotel development and discharge it further into the Yale property. Once this proposed change is engineered it will require Wetlands approval and a request to the TPZC to modify the site plan approval.

The ZEO also informed the TPZC of proposed changes to the City of West Haven Zoning Regulations. The changes involve permitting recycling facilities adjacent to the residential Howellton Road area of Orange. This matter will be discussed at a future meeting at SCRCOG

in North Haven. Ralph Aschettino is the TPZC representative on the SCRCOG board and will represent any Town of Orange concerns.

There were no further comments.

#### Old Business

Mr. Paul Kaplan inquired as to the status of the lights at the Turkey Hill schools. Several light fixtures were to be replaced with code compliant fixtures with the required shields. The ZEO informed the Commission that the fixtures were on order and that they would replace those that were not compliant.

There were no further comments.

#### New Business

There was no new business.

PETITION TO AMEND THE ORANGE ZONING REGULATIONS – -Submitted by Alfred Benesch & Co. for property owner Alliance Energy LLC - To amend the Orange Zoning Regulations to increase the maximum square foot gross floor area for a convenience mart. (The Public Hearing on this Petition was closed on March 5, 2019.)

Chairman Parente began discussion on this matter. A Public Hearing was held on February 19 & March 5 on this matter. Chairman Parente noted that the proposal was referred to the regional agencies. The proposed amendment was supported by the Orange Economic Development Corp. & First Selectman James Zeoli. Also appearing during the Public Hearing was Mr. Alan Fisher, local Real Estate Agent. He gave convincing testimony in favor of the proposed text change. He stated that with increased square footage, there is an incentive for developers to assemble two parcels into one larger parcel. Potentially existing commercial entities could be repurposed and retooled. The Chief of Police and Fire Marshal had no comments or concerns with the proposed change. Written documentation is in the file. Mr. Ralph Aschettino asked why convenience marts were originally restricted to a 2,500 sq. ft. maximum. Commissioners Cornell & Parente responded by stating that convenience marts were originally converted gas stations, getting rid of their service bays. Total square footage to do this was under 2,500 sq. ft. It was the consensus of the Commission that the text change was consistent with the Town of Orange PCOD. That approval of this petition would stimulate business development, provide needed services to residents, and provide potential to expand the tax base. There being no further discussion Mr. Paul Kaplan made a motion to approve the petition with an effective date of April 3, 2019. Mr. Ralph Aschettino seconded. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Aschettino, aye; and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no further comments.

There being no other items on the agenda. Mr. Paul Kaplan made a motion to adjourn. Mr. Ralph Aschettino seconded. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Aschettino, aye; and Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Paul Dinice  
Zoning Administrator &  
Enforcement Officer