

ORANGE ZONING COMMISSION
MINUTES OF THE MARCH 20, 2018 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a Meeting on Tuesday, March 20, 2018, at 7:00 p.m., Town Hall, 617 Orange Center Road. The following members attended:

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

Paul Dinice, Zoning Enforcement Officer
Tamara Trantales, Administrative Assistant
Robin Gengaro, Public Recorder

Vice-Chairman Smith welcomed everyone to the meeting. She stated that Chairman Oscar Parente was not able to attend this meeting. Vice-Chairman Smith asked those seated at the table to introduce themselves for the record.

Review of the Minutes from the February 20, 2018 Meeting.

The Minutes from the February 20, 2018 Meeting were not ready for review.

Report of the Zoning Enforcement Officer.

Zoning Enforcement Officer Paul Dinice distributed a written log to the Commissioners. He stated that he is waiting for the decision of the Citation Hearing Officer regarding 342 Country Lane.

The Turkey Hill School Lighting issue will be discussed at the next T.P.Z.C. meeting. ZEO Dinice stated that he has contacted the Orange Board of Education by phone and email. A brief discussion ensued.

ZEO Dinice stated that he has issued a fine to the residents of 772 Derby Milford Road. The illegal structures still remain on the property. This issue will be before a Hearing Officer on April 10, 2018.

ZEO Dinice stated that he is working with the recently approved Veterans Administration Community Center to obtain State OSTA approval for 200 Edison Road.

A foreclosure notice has been filed in the Town Clerk's Office for property known as 829 Racebrook Road for AntiBlight violations.

ZEO Dinice stated that he was subpoenaed, along with the Building Inspector and two police officers. ZEO Dinice spent half a day in court regarding a tenant of 334 Saybrook Road who believes there were many issues at the address.

There were no further comments.

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TOWN CLERK'S OFFICE
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Atol B. O'Sullivan
TOWN CLERK

Old Business.

There was no Old Business to discuss.

New Business.

There was no New Business to discuss.

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*. (The Public Hearing on this matter was closed on March 6, 2018) For discussion and a possible vote.

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. (The Public Hearing on this matter was closed on March 6, 2018) For discussion and a possible vote. Vice-Chairman Smith stated that the Public Hearings were closed on March 6, 2018. The Commission will deliberate on both Petitions at the same time, for the two lots.

After a brief discussion, Commissioner Kaplan expressed his belief that this proposal is nicely done. He stated that there is a need in Town for this type of development. He believes that it is in a great area and it fits in well. Commissioner Aschettino concurred. He added that it fits in with the Plan of Conservation and Development (POCD) well. Commissioner Cornell stated that there is access for visitors via the close proximity of the highways. Commissioner Aschettino stated that this is an almost perfect spot for this facility. Commissioner Kaplan stated that they would have a barbershop, etc., for the residents of the facility. Commissioner Smith noted that there is a mixed use component for their residents' use only. She stated that this proposal is consistent with the POCD. They have incorporated a 10% affordability plan in for the independent living area.

As there were no further comments, a motion was made by Ralph Aschettino and seconded by Paul Kaplan to accept and approve the PETITION TO AMEND THE ORANGE ZONING REGULATIONS to create a Senior Living District, effective Wednesday, March 28, 2018. The motion carried with the vote recorded as follows: Aschettino, aye; Kaplan, aye; Cornell, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

A motion was made by Paul Kaplan and seconded by Ralph Aschettino to accept and approve the PETITION TO AMEND THE ORANGE ZONING MAP TO CREATE a Senior Living District, effective Wednesday, March 28, 2018. The motion carried with the vote recorded as follows: Kaplan, aye; Aschettino, aye; Cornell, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

Vice-Chairman Smith called for a five minute recess until the Public Hearings begin at 7:30 p.m.

APPLICATION FOR SPECIAL EXCEPTION, PERMIT OR USE – Submitted by Eric Johnson. For property known as 320 West River Road. To construct a 30' x 30' 2 car garage. 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.

Vice-Chairman Smith stated that the legal notice was read into the record at the last meeting.

Scott Farquharson, Baybrook Remodelers, has submitted an APPLICATION FOR SPECIAL PERMIT for 320 West River Road, to construct a 30' x 30' 2 car garage. He stated that the applicant works as an electrician. He needs storage for his tools and supplies. He is also installing a car lift.

Commissioner Aschettino stated that after the presentation, he now understands why the applicant needs such a large garage. He stated that it would be behind the house, not on the street. He expressed his belief that it is beneficial to keep commercial type vehicles out of sight.

Commissioner Cornell stated that Site Plans and Architect Plans should be in the character of the neighborhood. He asked Mr. Farquharson if there were plans to shield this structure from the neighbors. Mr. Farquharson replied that it is a deep lot. The structure is within the required setbacks. A brief discussion ensued regarding potential buffers.

Mr. Farquharson noted that the applicant is not the owner of the business. This would not be a home business in a residential zone. A brief discussion ensued. Commissioner Aschettino stated that it meets all of the zoning requirements; it is just slightly larger than standard sized garages.

Vice-Chairman Smith asked if there were any comments from the public. There were none.

A motion was made by Paul Kaplan and seconded by Ralph Aschettino to close the public hearing. The motion carried with the vote recorded as follows: Kaplan, aye; Aschettino, aye; Cornell, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

Commissioner Kaplan stated that although it exceeds the usual size, this Commission has approved larger structures. This proposal appears to be a reasonable use. He noted that it complements the house.

A motion was made by Paul Kaplan and seconded by Ralph Aschettino to accept and approve the APPLICATION FOR SPECIAL PERMIT to construct a 30' x 30' 2 car garage at 320 West River Road. The motion carried with the vote recorded as follows: Kaplan, aye; Aschettino, aye; Cornell, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

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There were no further comments.

As there were no additional items on the agenda, a motion was made by Paul Kaplan and seconded by Ralph Aschettino to adjourn the meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Aschettino, aye; Cornell, aye; Smith, aye. The vote was recorded as 4-0 to accept and approve the motion.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Tamara Trantales
Administrative Assistant