

ORANGE ZONING COMMISSION
MINUTES OF THE APRIL 21, 2020 MEETING.

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, April 21, 2020, at 7:00 p.m., a Zoom remote internet meeting. The following members were in attendance:

Oscar Parente, Esq., Chairman
Judy Smith, Vice-Chairman
Paul Kaplan, Esq., Secretary
Kevin Cornell, Esq., PE
Thomas Torrenti, PE

Michael B. O'Sullivan
TOWN CLERK

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Jack Demirjian Zoning Enforcement Officer
Tamara Trantales, Administrative Assistant

Chairman Parente welcomed everyone to the Zoom video remote meeting. He noted who was in attendance.

Review of the Minutes from the April 7, 2020 meeting.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the April 7, 2020 Minutes, as amended. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no additional comments.

Old Business

Chairman Parente asked Zoning Enforcement Officer Demirjian if he has had an opportunity to make progress on the illegal signs. ZEO Demirjian stated that he compiled a running list of those businesses with signs which do not comply with our zoning regulations. His plan was to address them when more places have re-opened. He urged the commission to furnish him with lists of their own as well.

Chairman Parente inquired the status of the Bedding Barn property, 131 Boston Post Road. ZEO Demirjian stated that he stopped there late last week. The property owner is taking the retaining wall apart, section by section. It was noted that the Building Inspector and Town Engineer have had some issues with the retaining wall. After a brief discussion, ZEO Demirjian stated that an Inspector has been there watching the entire process.

There were no additional comments.

New Business

Commissioner Cornell stated that Westport has adopted the methodology to Zoom public hearings. The documents are available as PDF's for people to view and they could type in questions. A brief discussion ensued. ZEO Demirjian stated that he has asked around about this matter quite a bit. Discussion continued. Chairman Parente stated that the commission doesn't have any time sensitive issues now. He expressed his belief that public hearings would be better when we can all gather in one room to talk again. A brief discussion ensued. ZEO Demirjian noted that we have options to explore if it becomes necessary to have a public hearing. Commissioner Kaplan suggested that ZEO Demirjian discuss it with Town Counsel Vin Marino; perhaps everyone does not have a computer. ZEO Demirjian agreed.

Chairman Parente stated that the public hearings noted on the agenda will not be heard at this time. He expressed his hope to be back in Town Hall by the second meeting in May.

There were no additional comments.

Report of the Zoning Enforcement Officer

ZEO Demirjian provided an update on current projects in town. He stated that Numet is extending their parking lot. He noted that the S & E controls are up and satisfactory. He stated that this is a straight-forward project.

Fedex submitted a new bond and are continuing with site work.

ZEO Demirjian stated that 197 Indian River is progressing smoothly. He stated that they update him weekly. Two out of three retaining walls have been completed.

ZEO Demirjian stated that he has reached out to all entities for a possible zone change for the Yale property. Former ZEO Paul Dinice had notified the regional agencies of the Council of Governments. ZEO Demirjian contacted them again, including the zone LI-4 as a possibility.

JD has received a bond from Fedex. A brief discussion ensued.

There were no additional comments.

SITE PLAN APPLICATION – Submitted by Temple Emanuel of Greater New Haven. For property known as 150 Derby Ave. To construct a 1,290 sq. ft. addition to an existing structure. To be used for two classrooms at a religious center.

Chairman Parente asked if the applicant was present. Applicant, David Pokras, representing Temple Emanuel, and contractor Pat Panza, acknowledged their presence.

Commissioner Torrenti stated that he must recuse himself from these proceedings due to a conflict of interest.

Mr. Pokras stated that he had appeared before the commission six years ago for an addition to the building. He further stated that they are now in need of two additional classrooms, adjacent to the building. The existing farmhouse has been demolished and there would not be a change in parking. Mr. Pokras stated that they have received approval from the Wetlands Commission. Chairman Parente asked ZEO Demirjian if all pertinent signoffs have been obtained. ZEO Demirjian replied affirmatively.

Commissioner Smith asked if they anticipate an increase in traffic. Mr. Pokras stated that they do not expect an increase in traffic. He stated that they are primarily reshuffling what they had originally. Chairman Parente inquired how many classrooms they would have. Mr. Pokras replied that they would have six classrooms, including these two.

Chairman Parente stated that this is a permitted use by Special Use in a residential zone. He asked if there was a Special Permit with respect to this use. Mr. Pokras responded affirmatively. He stated that originally, in 1993 or 1994, a Special Permit was issued. It was reissued in 2014. The Town Attorney verified that a Special Permit granted to the property is

still active as the use has not changed. ZEO Demirjian stated that he had a long conversation with Town Counsel, who confirmed it. A brief discussion ensued.

Mr. Panza stated that they are being patient during this pandemic. However, their deadline is September first. They have a timeframe in which to obtain the Certificate of Occupancy. Chairman Parente stated that the parking calculations look current to him, based on the regulations. It was noted that the events the synagogue may have will not happen simultaneously. Chairman Parente stated that this project seems straight forward. He stated that all signoffs from municipal department heads have been obtained. A brief discussion ensued. Chairman Parente noted that this project makes sense.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Site Plan Application for Temple Emanuel of Greater New Haven, 150 Derby Avenue. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, abstain; Parente, aye. The vote was recorded as 4-0-1 to accept and approve the motion.

There were no additional comments.

The Town Plan & Zoning Commission will hold an Executive Session for discussion regarding the ZEO position.

A motion was made by Judy Smith and seconded by Paul Kaplan to enter Executive Session to discuss a personnel matter. The motion carried with the vote recorded as follows: Smith, aye; Kaplan, aye; Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to exit Executive Session and to return to the regular meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Chairman Parente stated that he and the other commissioners discussed the Zoning Enforcement Officer. He stated that they were prepared to make a motion and vote.

A motion was made by Paul Kaplan and seconded by Judy Smith to employ Jack Demirjian as Zoning Enforcement Officer. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

The commissioners and staff congratulated Jack Demirjian as the new Zoning Enforcement Officer.

Chairman Parente stated that this concludes the agenda.

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

4/21/20

TPZC MINUTES

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The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Tamara Trantales,
Administrative Assistant