

ORANGE ZONING COMMISSION
MINUTES OF THE MAY 7, 2019 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, May 7, 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
Ralph Aschettino
Kevin Cornell, Esq.

Tamara Trantales, Administrative Assistant
Robin Gengaro, Public Stenographer

Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record. He noted that Zoning Enforcement Officer and Administrator Paul Dinice had a previous engagement and could not attend tonight's meeting.

Review of the Minutes from the April 16, 2019 Meeting.

After a brief discussion, a motion was made by Judy Smith and seconded by Kevin Cornell to accept and approve the April 16, 2019 Minutes, as amended. The motion carried with the vote recorded as follows: Smith, aye; Cornell, aye; Kaplan, abstain; Aschettino, abstain; Parente, aye. The vote was recorded as 3-0-2 to accept and approve the motion.

Old Business.

There was no Old Business to discuss.

New Business.

There was no New Business to discuss.

Chairman Parente stated that there would be a twenty minute recess until the public hearings begin at 7:30 p.m.

PUBLIC HEARINGS (*2)

* APPLICATION FOR TEMPORARY SPECIAL USE EARTH MATERIALS REMOVAL & FILLING - -Submitted by 131 Boston Post Road LLC for property known as 131 Boston Post Road - To include earthwork to regrade and fill lot. Purpose of regrading is to make site elevation closer to road elevation and improve egress and functionality of site. Project will consist of adding 9516+/- cubic yards of fill and to spread and compact fill. (Continued from the April 16, 2019 meeting.)

Chairman Parente stated that the applicant has submitted a revised plan to answer the Town Engineer's comments. Town Engineer Bob Brinton signed off on the revised plan. An email from him was entered into the record.

ORANGE, CONN
TOWN CLERK'S OFFICE
RECEIVED FOR RECORDS
2019 JUN 26 PM 3:56
Patricia B. O'Sullivan
TOWN CLERK

Commissioner Cornell provided a brief summary of the proposal. He stated that the Bedding Barn property line drops significantly behind the store. They are proposing to fill and raise the grade of the property. He noted that it would make the property more viable and marketable.

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; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Chairman Parente stated that this application has been reviewed by the pertinent department heads. Commissioner Cornell stated that it is consistent with our Plan of Conservation and Development (POCD). Chairman Parente commented that the Commission would probably see the site plan in the future.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve Application for Temporary Special Use Earth Materials Removal & Filling, 131 Boston Post Road, subject to standard conditions. The motion carried with the vote recorded as follows: Smith, aye; Cornell, aye; Kaplan, abstain; Aschettino, abstain; Parente, aye. The vote was recorded as 3-0-2 to accept and approve the motion.

There were no further comments.

**PETITION TO AMEND THE ORANGE ZONING REGULATIONS - -Upon the initiative of the Orange Town Plan & Zoning Commission To amend the Orange Zoning Regulations relative to the definition and regulating of Trailers. (Continued from the April 16, 2019 meeting.)*

Chairman Parente expressed his belief that this amended regulation for trailers would resolve some issues of concern. The definition of a construction project would be limited to new home construction in order to discourage people from having a trailer on their property indefinitely. The time limit would be 90 days. A brief discussion ensued. There was no public comment or testimony.

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; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

After a brief discussion, a motion was made by Paul Kaplan and seconded by Ralph Aschettino to Amend the Orange Zoning Regulations relative to the definition and regulating of Trailers. The motion carried with the vote recorded as follows: Kaplan, aye; Aschettino, aye; Smith, aye; Cornell, 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 Ralph Aschettino to adjourn the meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Aschettino, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

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

Respectfully submitted,

Tamara Trantales
Administrative Assistant