

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE JUNE 16, 2020 MEETING**

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, June 16, 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

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant

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

Review of the Minutes from the May 19, 2020 meeting.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the May 19, 2020 Minutes, as amended. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Cornell, aye; Smith, abstain; Parente, aye. The vote was recorded as 4-0-1 to accept and approve the motion.

Old Business

Chairman Parente mentioned several topics, which Zoning Enforcement Officer Jack Demirjian stated he would cover in his report.

There were no additional comments.

New Business

There were no comments.

Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Jack Demirjian stated that the Temporary Certificate for Outdoor Dining application he designed included a clause stating that when 50% of the restaurant's patronage is allowed inside, the temporary approval for outdoor dining would be null and void. ZEO Demirjian stated that he was involved in a conversation with the First Selectman Jim Zeoli and the Town Attorney Vin Marino today regarding an extension of the temporary outdoor dining. They decided that an extension would be granted for the Temporary Certificate for Outdoor Dining until September 9, 2020. Discussion ensued.

Commissioner Smith stated that the September date was part of the Governor's Executive Order. Commissioner Smith expressed her belief that the commission should attempt to help businesses in town, especially during these difficult times. ZEO Demirjian stated that the Governor gave each town the responsibility of handling the details. ZEO Demirjian further stated that he has been in discussion with the Fire Marshal and with the Town Sanitarian.

ZEO Demirjian stated that there is a lot of signage along the Boston Post Road now. He expressed his belief that most, if not all, are related to Covid19. There are signs marketing take out service, stating that they are still open, etc. ZEO Demirjian stated that he had hoped

to wait until this pandemic blew over to address the signs in violation of the zoning regulations. However, he stated that if the commission would like to speed it up, he's fine with that as well. He noted that he has compiled a long list of signs which do not comply with the sign regulations. A brief discussion ensued.

Commissioner Kaplan stated that during these months, with summer approaching, he would agree with some relaxed sign enforcement. He further stated that even if makes a bit of a mess on the Boston Post Road, he expressed his belief that it is a small price to pay to help businesses stay in operation.

Commissioner Cornell recommended that ZEO Demirjian should be cognizant of site line problems or obstructions that impact vision. Commissioner Smith agreed, stating that safety issues are first. Commissioner Kaplan suggested giving businesses one month to comply when this pandemic improves. Chairman Parente agreed that it makes sense at this time

ZEO Demirjian stated that he has been working with Town Attorney Marino on residential issues. He hasn't had an opportunity to discuss what was initially proposed for Airbnb's. ZEO Demirjian stated that he would have an update at the next meeting. Chairman Parente stated that the commission would like to see a draft in agreement with what the commission requests.

Request by the New Haven Hebrew Day School to extend the time limit to use and occupy temporary classrooms. (Last extended February 20, 2018 to August 19, 2020.)

Hershey Hecht, representing the New Haven Hebrew Day School, stated that the previous extension was until August 19, 2020. Mr. Hecht stated that Rabbi Hecht requested mobile classrooms several years ago to accommodate a flux of students.

Mr. Hecht stated that they are reviewing different options for the upcoming school year. Mr. Hecht noted that with the current circumstances, they are looking at possibilities to make it work. He stated that they are working on a plan. A brief discussion ensued. Commissioner Kaplan asked if there have been any issues with safety during the last few years? Mr. Hecht stated that they are regularly inspected by the Fire Marshal and the Building Inspector. ZEO Demirjian confirmed that the Fire Marshal and the Building Inspector did not have any comments when he asked them.

Mr. Hecht explained that the temporary classrooms are in the lower parking lot. He noted that the neighbors have not complained. Discussion ensued regarding the length of the proposed extension. It was determined that the temporary classroom use would be for two years, until August 1, 2022.

There were no further comments.

A motion was made by Judy Smith and seconded by Paul Kaplan to accept and approve the Request by the New Haven Hebrew Day School to extend the time limit to use and occupy temporary classrooms. The extension would be until August 1, 2022. The motion carried with the vote recorded as follows: Smith, aye; Kaplan, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no further comments.

Chairman Parente stated that since there are no additional items on the agenda to discuss, he would like a motion to adjourn the meeting. A motion was made by Paul Kaplan and seconded by Tom Torrenti to adjourn the meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Cornell, aye; Smith, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant