

ORANGE ZONING COMMISSION
MINUTES OF THE JULY 3, 2018 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a Meeting on Tuesday, July 3, 2018, 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.

Tamara Trantales, Administrative Assistant

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

Review of the Minutes from the May 15, 2018 Meeting.

Administrative Assistant Tamara Trantales stated that the Minutes of May 15, 2018 have already been approved. The Minutes for the June 19, 2018 meeting were not ready for review.

There were no further comments.

Report of the Zoning Enforcement Officer.

A Report of the Zoning Enforcement Officer was not available due to the absence of the Zoning Enforcement Officer.

Old Business.

There was no Old Business to discuss.

New Business.

There was no New Business to discuss.

Request by Saint Barbara Greek Orthodox Church to hold the annual Odyssey Festival August 31, 2018 to September 3, 2018.

Chairman Parente read the letter from Father Orfanakos, Saint Barbara Greek Orthodox Church. Chairman Parente stated that there has never been a problem with this event. However, he would be uncomfortable approving it without someone presenting information concerning the festival. The Commission wants to be certain there would be police presence, insurance, etc.

This item will be placed on the next agenda, August 7, 2018

There were no further comments.

ORANGE ZONING COMMISSION
TOWN CLERK'S OFFICE
RECEIVED FOR FILE
AUG -3 PM 2:00
TAMARA TRANTALES
TOWN CLERK

PETITION TO AMEND THE ORANGE ZONING REGULATIONS – Submitted by Richard Meisenheimer. To Amend the Orange Zoning Regulations to create a Cottage Community Active Adult Community (CCAAC). Special standards are proposed in Article XIV and other sections of the Orange Zoning Regulations. The Public Hearing on this matter was closed on June 19, 2018. There will be discussion and a possible vote.

Commissioner Kaplan stated that the Plan of Conservation and Development (POCD) is clear. The Town is collectively looking for a property or facility to support senior residents. However, Chairman Kaplan expressed his opinion that this project is not appropriate for this particular property.

Commissioner Cornell stated that he reviewed the POCD. He further stated his belief that the community could not support such density. This project would not be supported by city sewer. A brief discussion ensued.

Commissioner Smith stated that there are several locations in Town appropriate for senior housing development. The Commission has made zone changes in the past. All of the facilities are serviced by sewers and have transportation available. The Commission is cognizant of the Health, Safety and Welfare for the community. Commissioner Smith added that this is a remote area. She does not believe that this is the right site for this type of development.

Chairman Parente stated that this application is very well researched and assembled. He expressed his belief that sewers are an important issue. A brief discussion ensued. Chairman Parente stated that the Orange Regulations provide this type of housing in other parts of town, which are the PRD Regulations. He further stated that there is a good reason for the PRD Regulations. They identify viable locations, sewers, and proximity to public transportation, medical services, etc. Chairman Parente stated that there are better housing alternatives for aging residents in town. He noted that adjacent residents to the Turkey Hill area have a 'reasonable expectation' when they decide to purchase a house in Orange. He stated that should the Commission vote against this project, the decision would be consistent with the Plan of Conservation and Development (POCD). Chairman Parente expressed his belief that this is too much of a change in a residential zone as to what residents' reasonable expectations would be.

A motion was made by Paul Kaplan and seconded by Kevin Cornell to reject and deny the PETITION TO AMEND THE ORANGE ZONING REGULATIONS to create a Cottage Community Active Adult Community (CCAAC). The proposal would negatively impact and exceed the 'reasonable expectations' of adjacent residents. The project would be too intense for the eligible area. The motion carried with the vote recorded as follows: Kaplan, aye; Cornell, aye; Smith, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

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; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

7/3/18

TPZC MINUTES

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The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Tamara Trantales
Administrative Assistant