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*Patricia B. O'Sullivan*  
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## **Zoning Board of Appeals Meeting**

Monday, August 3, 2020 – 7:00 p.m.  
Zoom Meeting

*(Unapproved)*

### ATTENDANCE

Board Members Present: Chairman Noah Eisenhandler, Pat Panza, Rudolph Miller, and David Crow

Board Members Absent: Matthew Pickering and Gregory Natalino

Staff: Jack Demirjian, Planning and Zoning & Wetlands Officer; Bonny Syat, Public Stenographer; Deborah Satonick, Recording Secretary

Chairman Eisenhandler welcomed everyone to the August 3, 2020 Zoning Board of Appeals meeting and called the meeting to order at 7:10 p.m. He proceeded to introduce the Board members, Ms. Syat, Public Stenographer; Mr. Demirjian, Zoning & Wetlands Officer; and Ms. Satonick, Recording Secretary. Chairman Eisenhandler explained that four positive votes are needed to approve a variance request. All correspondence must be read into the record, and approved variances must be recorded on the land records within one year of approval. Mr. Eisenhandler stated that all present would be given an opportunity to speak, if they so desired. The applicant would present the case, and anyone in favor of the variance would first be allowed to speak. Any opposition would then be heard, and a final rebuttal would be allowed. As only four members were present, Chairman Eisenhandler gave the applicant the opportunity to postpone the petition request in order for five members to be present, but the applicant chose to proceed.

#### 1. Review and Approval of Minutes – July 6, 2020

*Mr. Panza made a motion to approve the July 6, 2020 Zoning Board of Appeals minutes, seconded by Mr. Crow. The vote was recorded as follows: Mr. Miller, aye; Mr. Crow, aye; Mr. Panza, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.*

### PUBLIC HEARINGS

Chairman Eisenhandler read the legal notice for August 3, 2020 Zoning Board of Appeals meeting in its entirety.

PETITION #1814, Submitted by Joe Tirollo. For property known as 85 Norman Street. For the construction of a single-family dwelling on a pre-existing non-conforming lot. A variance of Section 383-30 C. Setback from Street Line is requested.

- Mr. Tirollo, currently residing at 3 Lakeview Rise, Beacon Falls, explained that he would like to build a three bedroom home on 85 Norman Street, but due to the T-shaped nonconforming configuration of the lot, a variance request is necessary. He further explained that ½ of Norman Street is unpaved and was abandoned by the Town of Orange. The Town does not plow nor maintain this dirt road. Rather, Mr. Tirollo has maintained the street as a private driveway to his two sons' homes located on the street.
- Mr. Panza inquired if any perk testing was done on the property. Mr. Alan Shepard, P.E., advised that percolation tests were done and there is an approved plan on file with the Town. He added that the soil was good for the septic system, which would be located toward Whitewood Street, in the rear of the proposed home. The hardship is that this parcel of land is a preexisting nonconforming lot, and a variance would be required for the street line setback requirement of 50 feet to the proposed 27 feet.
- Chairman Eisenhandler read several letters from neighbors in approval of the variance request. These letters were from residents at 334 Smith Farm Road, 329 Racebrook Road, 322 Racebrook Road, 340 Smith Farm Road, 5 Whitewood Road, and 338 Smith Farm Road.

*Mr. Miller moved to close the Public Hearing portion of the meeting, seconded by Mr. Panza. The vote was recorded as follows: Mr. Miller, aye; Mr. Crow, aye; Mr. Panza, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.*

*Mr. Crow made a motion to approve the variance request as presented in Petition #1814. Mr. Panza seconded the motion and the vote was recorded as follows: Mr. Miller, aye; Mr. Crow, aye; Mr. Panza, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.*

*Mr. Panza made a motion to adjourn the meeting at 7:45 p.m. Mr. Miller seconded the motion and the vote was recorded as follows: Mr. Miller, aye; Mr. Crow, aye; Mr. Panza, aye; and Chairman Eisenhandler, aye. All were in favor and the motion PASSED.*

Respectfully Submitted,

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Deborah Satonick  
Recording Secretary