

ORANGE ZONING COMMISSION
MINUTES OF THE SEPTEMBER 4, 2018 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a Meeting on Tuesday, September 4, 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.
Ralph Aschettino
Kevin Cornell, Esq.

Paul Dinice, Zoning Enforcement Officer
Tamara Trantales, Administrative Assistant

2018 SEP 20 AM 10:18
Paul Kaplan, Esq.
Town Attorney

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

Chairman Parente stated that we have been notified that the train station would not be constructed at this time. However, the Applicant would like a three year extension of the Site Plan approval. After a brief discussion, Commissioner Smith stated that the Commission generally grants a one year extension. If the Applicant needs another extension, the Commission reviews it and may grant another one year extension. She expressed her belief that three years seems too long. Commissioner Kaplan stated that the approval was predicated on the development of the train station. Chairman Parente stated that Town Attorney Vincent Marino sent a brief e-mail stating that he supports the extension.

After a brief discussion, a motion was made by Ralph Aschettino and seconded by Paul Kaplan to accept and approve the Request for Extension of Approval – Submitted for Orange Land Development LLC. Located at Salem Lane off Marsh Hill Road, for a one year extension. This matter could again be reviewed by the Commission if another extension is required. The motion carried with the vote recorded as follows: Aschettino, aye; Kaplan, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no further comments.

SITE PLAN APPLICATION – Submitted by Codespoti & Associates for property owner VCR, LLC. For property known as 330 Boston Post Road; a.k.a. Assessor’s Map 22-4-10. The proposal is to remove 5 parking spaces and end island to locate a Mobile MRI facility (trailer) for limited hour use.

Jeff Gordon, Codespoti & Associates, spoke on behalf of VCR, LLC. He stated that the proposal is to remove five parking spaces and the existing island. A concrete pad would be on the property. Mr. Gordon stated that a mobile MRI trailer would be located on the concrete pad two days a week. He further stated that there is an excess of parking spaces on the property. Discussion ensued. Mr. Gordon noted that Verizon and Connecticut Orthopedic Specialists are the occupants in the building.

David Seymour, Connecticut Orthopedic Specialists stated that another facility uses this trailer as well. He stated that the trailer would be 4' away from the building. Discussion ensued.

Commissioner Cornell stated that he would like to see the turning radius on the plan. A brief discussion ensued. Zoning Enforcement Officer Paul Dinice stated that the Building Inspector was present at the pre-submission meeting.

A motion was made by Ralph Aschettino and seconded by Paul Kaplan to accept and approve the Site Plan Application, to locate a Mobile MRI trailer, with the maximum of two days a week. The motion carried with the vote recorded as follows: Aschettino, aye; Kaplan, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no further comments.

Review of the Minutes from the August 21, 2018 Meeting.

A motion was made by Ralph Aschettino and seconded by Judy Smith to accept and approve the Minutes from the August 21, 2018 Meeting, as amended. The motion carried with the vote recorded as follows: Aschettino, aye; Smith, aye; Kaplan, aye; Cornell, abstain; Parente, aye. The vote was recorded as 4-0-1 to accept and approve the motion.

Report of the Zoning Enforcement Officer.

Zoning Enforcement Officer Paul Dinice stated that he has been working with a new lawyer at Cohen & Wolf, Matthew Ciriglio. Joe Szerejko is no longer with the firm.

ZEO Dinice stated that the exiting building at 35 Executive Blvd. will be razed soon. A new building will be constructed on the property. It will be an office/warehouse as per the approved Site Plan.

The hi-tech ink company at 200 Edison Road has posted a bond.

ZEO Dinice stated that trailers and the notification of adjacent property owners would be placed on the next agenda.

ZEO Dinice stated that a property owner is permitted 20 chickens on their property. He noted that issues have arisen with people who keep roosters. He stated that roosters crow very early in the morning, sometimes at 3:30 a.m. ZEO Dinice is proposing that residents may not keep a rooster unless it's on a farm. He suggested that language needs to be tweaked regarding "free range chickens".

There were no further comments.

PUBLIC HEARINGS 7:30 p.m. *(3)

*APPLICATION FOR THE CONVERSION OF A SINGLE FAMILY DWELLING TO ACCOMMODATE AN ELDERLY APARTMENT. For property known as 797 North Greenbrier Drive. Submitted by property owner Lisa Ceneri. The accessory apartment is 400 sq. ft.

Lisa Ceneri, property owner, stated that they added an elderly apartment to the house. She was unaware that a permit was required. Ms. Ceneri noted that it is approximately 400 square feet. No changes were made to the exterior of the house. Ms. Ceneri stated that she hopes to be in compliance now. A brief discussion of the regulations ensued.

Chairman Parente stated that this application appears to meet all of the regulations. All of the pertinent sign-offs have been submitted. It is owner occupied.

As there were no comments from the audience, a motion was made by Ralph Aschettino and seconded by Paul Kaplan to close the public hearing. The motion carried with the vote recorded as follows: Aschettino, aye; Kaplan, 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 Ralph Aschettino and seconded by Paul Kaplan to accept and approve the Application for the Conversion of a Single Family Dwelling to Accommodate an Elderly Apartment at 797 North Greenbrier Drive. The motion carried with the vote recorded as follows: Aschettino, aye; Kaplan, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no further comments.

*SPECIAL PERMIT APPLICATION – Request for the reduction in the number of required parking spaces as per Section 383-175 of the Orange Zoning Regulations. For property known as 393 Derby Ave. Submitted by property owner Chinmaya Mission. Additional parking is required to utilize existing basement space. A SITE PLAN APPLICATION has also been submitted.

Chairman Parente stated that the Commission may reduce parking if it feels that it is an acceptable plan. They must show that additional parking could be added if necessary. The applicant must file a plan complete with a storm water management plan.

Paul Holub, representing Chinmaya Mission, displayed a drawing depicting the proposal. Chairman Parente stated that the plan is not in the final form necessary for the Commission to decide on this proposal. Commissioner Cornell stated that details are essential. A brief discussion ensued.

Mr. Holub stated that he would like to continue until the next meeting. Chairman Parente asked Mr. Holub if he consents to an extension of time. Mr. Holub replied affirmatively.

There were no further comments.

*PETITION TO AMEND THE ORANGE ZONING REGULATIONS – Submitted by 32 Seniors, LLC. To amend the Planned Residential Development zoning regulations to reduce the restricted age from 62 to 55. Changes to Section 383-103 A, 383-109 C(4), and 383-113 (C) are proposed.

Zoning Enforcement Officer Paul Dinice stated that this application has been withdrawn. He believes that the applicant intends to resubmit. After a brief discussion, there were no further comments.

Old Business

There was no Old Business to discuss.

New Business

There was no New Business to discuss.

Chairman Parente asked ZEO Dinice about the progress of the hotel project. ZEO Dinice stated that it is all framed. Chairman Kaplan noted that there is an appeal and they are building at their own risk.

There were no further comments.

As there were no further items on the agenda, 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 7:57 p.m.

Respectfully Submitted,

Tamara Trantales
Administrative Assistant