

ORANGE ZONING COMMISSION
MINUTES OF THE OCTOBER 1, 2019 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, October 1, 2019, at 7:00 p.m., Town Hall, 617 Orange Center Road. The following members attended:

Oscar Parente, Esq., Chairman
Judy Smith, Vice-Chairman
Ralph Aschettino
Kevin Cornell, Esq.

Paul Dinice, Zoning Enforcement Officer
Tamara Trantales, Administrative Assistant
Jack Demirjian, Zoning/Wetlands Assistant
Robin Gengaro, Recording Secretary

Robert B. O'Sullivan
TOWN CLERK

2019 OCT 11 PM 3:28

ORANGE, CONN
TOWN CLERK'S OFFICE
RECEIVED FOR RECORDS

Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record. Chairman Parente noted that Commissioner Kaplan is absent this evening due to a prior commitment.

Review of the Minutes from the September 17, 2019 meeting.

A motion was made by Judy Smith and seconded by Ralph Aschettino to accept and approve the Minutes from the September 17, 2019 meeting, as amended. The motion carried with the vote recorded as follows: Smith, aye; Aschettino, aye; Cornell, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no further comments.

Old Business

Commissioner Aschettino asked for an update on the lights at Turkey Hill School. Zoning Enforcement Officer Paul Dinice stated that he hasn't heard lately; he will check on it.

Chairman Parente stated that the commission should review the issues brought to light by Mr. Hurley concerning land suitable for mixed use housing. This matter will be placed on a future Agenda.

There were no further comments.

New Business

None

Review of the 2020-2021 Planning & Zoning Budget.

Zoning Enforcement Officer Paul Dinice stated that he submits a budget request for his department each year. Discussion ensued regarding line items. Salaries and mileage are covered under contractual agreements. After a brief discussion concerning possible future amendments to the zoning regulations, it was determined that the Planning Consultant line item should remain at \$5,000.

ZEO Dinice stated that the commission may want to re-examine churches. He further stated that the nature of churches has changed from a local church to regional churches.

ZEO Dinice stated that computers in the zoning department were recently upgraded.

A motion was made by Ralph Aschettino and seconded by Kevin Cornell to accept and approve the motion to maintain the budget at last year's monetary levels. The motion carried with the vote recorded as follows: Aschettino, aye; Cornell, aye; Smith, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

ZEO Dinice stated that he has had some inquiries of churches who want to locate in Orange. Discussion ensued. ZEO Dinice stated that churches are permitted in the RES District by Special Permit. Discussion continued. In a commercial district, an applicant just needs to submit a Site Plan Application, not a Special Permit. It is "permitted as of right". In recent years there have been concerns about regionally based churches. The profile, scope, and intensity of regional churches is far more significant than community-based churches. If it is a non-profit church, then the property is removed from the tax list. ZEO Dinice stated that he would look at other communities in terms of how they permit churches. Although it is not a big issue now, it may be in the future.

ZEO Dinice stated that he has made referrals to the Council of Governments Regional Offices regarding roosters. This item will be heard at the next meeting.

ZEO Dinice stated that he and Jack inspected the Veterans Care Center. He commented that it is a very nice project. He stated that there was one issue of a deep decline at two ends of the parking lot. ZEO Dinice felt it was appropriate to place highway barriers there. They will be installed in a few weeks. It will take them until spring to be up and running. He noted that the building has a Certificate of Occupancy.

Chairman Parente asked about the progress of the Senior Living project. ZEO Dinice stated that they have not had a pre-construction meeting yet.

A bond will be posted soon for Numet, 235 Edison Road. Work will commence in a month or two.

Commissioner Smith asked when the hotel is scheduled to open. ZEO Dinice stated that it should be open in a week or two. Commissioner Smith then asked about the ink company. ZEO Dinice stated that they are moving slowly. A brief discussion ensued.

Chairman Parente called for a brief recess at 7:20 p.m. until the public hearing begins at 7:30 p.m. The meeting resumed 7:30 p.m.

Chairman Parente read the legal notice into the record.

PUBLIC HEARING

APPLICATION FOR SPECIAL USE – Submitted by Diane LaLuna, for property known as 574 Glenwood Drive. Request for larger ground coverage & height as per Section 383-261 (3)(a) and Article XIV Special Uses. To construct a 46' x 42' barn.

Steven Parisi, owner of Parisi Building & Remodelling, stated that he is here tonight on behalf of Tony LaLuna. Mr. Parisi stated that the LaLunas would like to have a barn/garage

to store their classic car collection. The cars are presently stored 10 miles from their house, which is an inconvenience. The LaLunas want their classic cars on their property for their convenience & enjoyment. Mr. Parisi noted that the cars are for their personal use only.

Mr. Parisi stated that Glenwood Road is a private road. ZEO Dinice concurred. The property location provides a lot of privacy. Commissioner Cornell stated that the house is set far back from the road. There is a garage sketched on the survey. Mr. Parisi stated that it's still on the property. However, it is too far away from the house. They would have to drive over leaching fields to reach it.

Commissioner Cornell asked about the setbacks. ZEO Dinice read a portion of the regulations into the record. It was determined that the setback must be 50' from where the private road meets the property. Discussion ensued.

Chairman Parente questioned the topography. Commissioner Cornell stated that he couldn't tell from the street. Mr. Parisi stated that the garage would be constructed on a flat piece of land.

Chairman Parente asked where the neighboring houses are located. Mr. Parisi explained. He stated that the neighbor in favor of this proposal has submitted a letter into the record. Mr. Parisi stated that this is a very private lot. He noted that it can't even be seen in winter.

Sanitarian Brian Slugoski has reviewed information submitted by T. M. Wright Excavators. Based upon that information, the garage development appears viable.

Chairman Parente inquired if there were any drainage issues. Mr. Parisi stated that there were none; the soil is impeccable. Commissioner Aschettino asked about the lot density. ZEO Dinice stated that they are nowhere near the limit.

Chairman Parente inquired what the addition would look like architecturally. Mr. Parisi stated that it is a simple construction. The garage will match the house. Commissioner Aschettino asked Mr. Parisi if there would be plumbing in the structure. Mr. Parisi's response was that there would not be plumbing in the garage, but there would be two circuits from the house for lights.

Chairman Parente stated several times that he is certain this project would work if additional information is submitted. He stated that the applicant is seeking a waiver of Site Plan requirements. He noted that this addition is practically $\frac{3}{4}$ the size of the house. Chairman Parente asked if this addition would be shielded from neighboring property owners. He stated that he wonders if this is the right type of proposal to agree to request a waiver of Site Plan requirements. A brief discussion ensued. Mr. Parisi stated that this house is in a secluded area. Mr. LaLuna is a private man. He just wants to keep his car collection close to home.

After a brief discussion, Chairman Parente stated that the sheer size of this project makes him question the topography, buffering, etc. Chairman Parente asked if there is a well on the property. Mr. Parisi replied affirmatively.

Chairman Parente asked the commission whether they were willing to grant the waiver of a Site Plan or ask for more detailed plans. Commissioner Cornell commented that he was wondering if there is a middle ground to a full-blown Site Plan. Chairman Parente stated that the commission could waive some of it or all of it. Discussion ensued. It was noted that the plan before the commission is a 1983 survey. The commission believes that if an updated plan was submitted, it would provide the needed information. Commissioner Aschettino suggested that the commission would need at least an A-2 survey. Discussion continued. It was noted any construction should be harmonious with the neighborhood. Discussion ensued. ZEO Dinice noted that it is a requirement of the submission to have a Site Plan sealed by an Engineer or Architect, not necessarily an A-2 Survey.

Commissioner Smith stated that it looks dense and private from the aerial photos Mr. Parisi submitted. However, the commission would like more information. Commissioner Cornell asked Mr. Parisi if the applicant would mind if we drove up his driveway. Mr. Parisi stated that he doesn't think he'd mind at all.

Chairman Parente stated that they aren't ready to close the public hearing at this point. He urged the commission to drive by the property. This discussion would be continued at the next meeting. Chairman Parente stated that they have the ability to waive some or all of the Site Plan requirements. Commissioner Cornell suggested an updated Site Plan with normal elements, without the entire list. Commissioner Aschettino requested a plan with the specific information we are seeking. He would like to see where the circular driveway is and neighboring houses. Discussion ensued. Commissioner Cornell stated that he would like the Town Engineer's input; what he needs to sign off. Chairman Parente stated that it appears that no trees need to be planted for buffering.

Chairman Parente expressed his belief that there is not enough information at this point. ZEO Dinice stated that he would work with the applicant. Chairman Parente decided to keep the public hearing open. He believes that this proposal would ultimately be approved but the record needs to reflect that the commission did their due diligence and is harmonious with the neighborhood.

Mr. Parente read a letter into the record from Richard Kehrer, in support of this project. His house is the closest one to the LaLuna's.

Mr. Parisi will attempt to address the TPZC concerns for the next meeting. Hopefully he can demonstrate that it complies with our regulations.

Chairman Parente stated that this is a huge addition. Although the use is clearly permitted, the commission would like more information. This matter will be continued at the next meeting on October 15, 2019.

There were no additional comments.

A motion was made by Ralph Aschettino and seconded by Judy Smith to adjourn the meeting. The motion carried with the vote recorded as follows: Aschettino, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

10/1/19

TPZC MINUTES

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The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Tamara Trantales
Administrative Assistant