

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE APRIL 19, 2022 MEETING**

*Unapproved Minutes*

The Town Plan and Zoning Commission held a meeting on Tuesday, April 19, 2022, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Oscar Parente, Esq., Chairman  
Judy Smith, Vice-Chairman  
Paul Kaplan, Esq., Secretary  
Kevin Cornell, Esq., P.E.  
Tom Torrenti, P.E.

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant  
Robin Gengaro, Recording Secretary

Chairman Parente welcomed everyone to the meeting. Those seated at the table introduced themselves for the record.

Review of the Minutes from the March 15, 2022 meeting and the April 5, 2022 meeting.

A motion was made by Tom Torrenti and seconded by Paul Kaplan to accept and approve the Minutes from the March 15, 2022 meeting, as written. The motion carried with the vote recorded as follows: Torrenti, aye; Kaplan, aye; Smith, abstain; Cornell, abstain; Parente, aye. The vote was recorded as 3-0-2 to accept and approve the motion.

A motion was made by Kevin Cornell and seconded by Judy Smith to accept and approve the Minutes from the April 5, 2022 meeting, as amended. The motion carried with the vote recorded as follows: Cornell, aye; Smith, aye; Kaplan, aye; Torrenti, abstain; Parente, aye. The vote was recorded as 4-0-1 to accept and approve the motion.

There were no additional comments.

Old Business - To review any comments on the Affordable Housing Plan draft that was discussed at the April 5, 2022 meeting.

Commissioner Cornell briefly summarized the Affordable Housing Plan draft. He stated that there is a mandate from the state to create a document to address affordable housing. The goal is to create guidance for the future, tailored to different municipalities.

Chairman Parente noted that the commission would be bound by it. Discussion ensued. Commissioner Cornell expressed his belief that Orange is not getting credit for affordable housing projects the commission has already approved, although not yet constructed.

Chairman Parente stated that the plan seems consistent with our Plan of Conservation & Development (POCD). Zoning Enforcement Officer Jack Demirjian stated that the time frame is June 1<sup>st</sup>, yet we could file for an extension if necessary. A lengthy discussion ensued. ZEO Demirjian noted that he will send SCRCOG a copy of this meeting as well as comments and input.

There were no additional comments.

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TOWN CLERK'S OFFICE  
ORANGE, CONNECTICUT

New Business - To review the amended language regarding outdoor dining standards in accordance with PA 21-2, Section 182 (b).

ZEO Demirjian stated that all outdoor restaurant seating is now permitted as of right; it no longer needs a Special Permit. After a brief discussion, ZEO Demirjian stated that he and Town Attorney Vin Marino drafted language which will cover all outdoor seating. The commission discussed & commented on the existing and proposed language. It was noted that cigar shops still require a Special Permit. Discussion ensued.

There were no additional comments.

Report of the Zoning Enforcement Officer

ZEO Demirjian stated that all items in his report have been covered in New and Old Business.

There were no additional comments.

PUBLIC HEARINGS: 7:00 p.m. – (1)

Commissioner Kaplan read the legal notice into the record.

*APPLICATION FOR THE CONVERSION OF A SINGLE-FAMILY DWELLING TO ACCOMMODATE AN ELDERLY APARTMENT- Submitted by Joseph Livramento. For*

*property known as 604 Wingfoot Road. To construct an addition with an in-law apartment.* Joseph Livramento, 604 Wingfoot Road, stated that they would be constructing an addition to their house, including an elderly apartment. He noted that he has a new septic system, which has been approved by Chief Sanitarian Brian Slugoski in the Health Department.

The plan was explained by Mr. Livramento and discussed among the commissioners. Mr. Livramento stated that the in-law apartment would be 734 square feet. Chairman Parente stated that it complies with the 900 square foot maximum. Chairman Parente read a portion of the regulations into the record. A brief discussion ensued.

A motion was made by Judy Smith and seconded by Paul Kaplan to close the public hearing. 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.

Commissioner Kaplan stated that this project meets all zoning requirements. Chairman Parente stated that this Special Permit is consistent with the Plan of Conservation and Development (POCD). Discussion ensued. ZEO Demirjian noted that if a person with a Special Permit for an elderly apartment no longer meets the qualifications, they should revert to a single-family home with one cooking facility

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Conversion of a Single-Family Dwelling to Accommodate an Elderly Apartment at 604 Wingfoot Road. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no additional comments.

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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; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Tamara Trantales,  
Administrative Assistant