

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE JUNE 20, 2023 MEETING**

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The Town Plan and Zoning Commission held a meeting on Wednesday, July 5, 2023, 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.

Jack Demirjian, Zoning Enforcement Officer

Chairman Parente called the meeting to order at 7:00 p.m. and asked the Commissioners to introduce themselves for the record.

Review of the June 20, 2023 Meeting Minutes

The Commission members reviewed the minutes and Mr. Parente made one revision.

**A motion was made by Commissioner Smith and seconded by Commissioner Cornell to accept and approve the minutes from the June 20, 2023 meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; and Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.**

Old Business

There was no old business to discuss at this time.

New Business

Chairman Parente reported that Attorney Marino reviewed the language for outdoor storage and display and drafted up revised language. The Commission members discussed whether they want a maximum ceiling cap of up to 200 square feet of outdoor display/storage. All Commission members agreed that subsections A and B are confusing. After some discussion, the Commission members agreed that a business of 40,000 sq. ft. is eligible for outdoor display/storage with a maximum cap of 200 sq. ft.

1. Saint Barbara Greek Orthodox Annual Odyssey Festival

Saint Barbara Greek Orthodox Church will be holding their Annual Odyssey Festival from September 1-4. A permit with the Town Building Department and Health Department has been filed and the Police and Fire Marshall have also been contacted. There will be a shuttle bus from Holy Infant and Good Shepard Church to handle the overflow parking.

**Commissioner Kaplan made a motion to approve the Annual Greek Orthodox Church Odyssey Festival from September 1-4, contingent on insurance being posted along with all required Town Department approvals. Commissioner Smith seconded the motion. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; and Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.**

## 2. Review of Potential Use in C-2 Zone for “Dry Ice Cleaning Service”

Chairman Parente advised that the Commission members need to decide if a dry ice cleaning service is permitted under the C-2 zone current regulations. This discussion is on behalf of a potential applicant who is contemplated a C-2 zone location for his business.

Mr. Mike Landino, owner of DIM109 LLC, is interested in starting up a new business at 367 Boston Post Road, Orange. He explained the science behind dry ice cleaning and its many applications, including fabrics, automobiles, gas grills, mount bikes, boats, and more. He added that this type of cleaning is environmentally safe. The debris removed from cleaning would be sent to a DEEP facility for testing for proper disposal.

Mr. Landino distributed a six-page outline of the 367 Boston Post Road. He noted that there is currently a 3,000 sq. ft. building on site. Customers would drop off/pick up items and all cleaning would be enclosed within the building. Safety features would be installed inside to monitor CO2 levels.

Mr. Demirjian read the zoning regulations codes 383-49 (A) for permitted uses and 383-51 (B) for prohibited uses in the C-2 zone. Commissioner Smith pointed out that if a dry cleaner or laundromat were interested in occupying this space, there would be no discussion. The issue is that this is a new cleaning technology that they are unfamiliar with. Commissioner Cornell noted that if the business acquired a contract to clean taxi cabs it might change the nature of the business. Commissioner Smith also noted that they would require a much larger space.

This type of cleaning business is USDA, EPA, and FDA approved. Any health concerns would go before the Town Health Department, the Building Department, and perhaps require approvals from State Agencies. After much discussion, the Commission members did not feel that this was a zoning issue. They unanimously agreed that a dry ice cleaning business falls under Section 383-49 (A) as a permitted retail use.

### Report of the Zoning Enforcement Officer

Mr. Demirjian received an update from the attorney representing Stappa Winery. They are negotiating a revised plan to bring before the Orange Zoning Commission. Mr. Demirjian also mentioned that the swim school has applied for permits from the Building Department at the same Christmas Tree Shop location.

### Adjournment

**Commissioner Kaplan made a motion to adjourn the meeting, seconded by Commissioner Smith. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; and Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.**

Respectfully submitted,  
Deborah Satonick, Temporary Recording Secretary