

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE AUGUST 15, 2023 MEETING**

*(Unapproved Minutes)*

The Town Plan and Zoning Commission held a meeting on Wednesday, August 15, 2023, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Thomas A. Torrenti, P.E.  
Paul Kaplan, Esq., Secretary  
Kevin Cornell, Esq., P.E.

Jack Demirjian, Zoning Enforcement Officer

Acting Chairman Kaplan called the meeting to order at 7:05 p.m. and asked the Commissioners to introduce themselves for the record.

Review of the July 5, 2023 Meeting Minutes

**A motion was made by Commissioner Torrenti and seconded by Commissioner Cornell to accept and approve the minutes from the July 5, 2023 meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Cornell, aye; and Torrenti, aye. The vote was recorded as 3-0 to accept and approve the motion.**

Old Business

There was no old business to discuss at this time.

New Business

There was no new business to discuss at this time.

Report of the Zoning Enforcement Officer

Mr. Demirjian reported that the town hired a 20-hour parttime assistant, Lauren Rubenstein, to work in the Planning and Zoning Department while the town considers long-range future plans.

Mr. Demirjian mentioned that Grind Baseball Academy, an athletic facility, bought the Ocean State Job Lot property and will occupy the back portion of the building. The front section of the building will be leased and no zoning changes were required.

**Bond Release Request – Submitted by Columbia Orange CT, LLC.** For property known as 197 Indian River Road. To release the remaining bond for completed site work.

Mr. Demirjian explained that most of the bond was returned in September of 2022, but a portion was retained to be certain that the landscaping and plantings were satisfactory. He visited the site and all work is complete to his satisfaction. He added that Vero has been in operation for several months.

ORANGE, CONN  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORDS  
2023 AUG 16 PM 12:25  
*Handwritten signature*

*Commissioner Cornell made a motion to approve the bond release at 197 Indian River Road of \$100k surety bond and \$10k cash bond. Commissioner Torrenti seconded the motion, and the vote was recorded as follows: Kaplan, aye; Cornell, aye; and Torrenti, aye. The vote was recorded as 3-0 to accept and approve the motion.*

PUBLIC HEARINGS: 7:00 p.m.

Commissioner Cornell read the legal notice in its entirety. He inquired if the Commission wished to act on this petition or wait until the other Commission members were in attendance. It was agreed to proceed.

**PETITIN TO AMEND THE ORANGE ZONING REGULATIONS – Submitted on the initiative of the Orange Town Plan and Zoning Commission.** To amend Section 383-121 C of the Orange Zoning Regulations regarding Outdoor Storage and Display.

The Commission members felt that the new wording was clear and concise. There were no comments from the public.

*Commissioner Torrenti made a motion to close the Public Hearing portion of the meeting, seconded by Commissioner Cornell. The motion carried with the vote recorded as follows: Kaplan, aye; Cornell, aye; and Torrenti, aye. The vote was recorded as 3-0 to accept and approve the motion.*

*Commissioner Torrenti made a motion to approve the new language in Section 383-121 C of the zoning regulations. Commission Cornell seconded the motion and the motion carried with the vote recorded as follows: Kaplan, aye; Cornell, aye; and Torrenti, aye. The vote was recorded as 3-0 to accept and approve the motion.*

Adjournment

*Commissioner Torrenti made a motion to adjourn the meeting, seconded by Commissioner Cornell. The motion carried with the vote recorded as follows: Kaplan, aye; Cornell, aye; and Torrenti, aye. The vote was recorded as 3-0 to accept and approve the motion.*

Respectfully submitted,  
Deborah Satonick,  
Recording Secretary