

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE JANUARY 5, 2021 MEETING**

*Unapproved Minutes*

The Town Plan and Zoning Commission held a meeting on Tuesday, January 5, 2021, at 7:00 p.m., a Zoom Internet meeting. The following members were in attendance.

Oscar Parente, Esq., Chairman  
Judy Smith, Vice-Chairman  
Paul Kaplan, Esq., Secretary  
Kevin Cornell, Esq., PE  
Thomas Torrenti, PE

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant  
Bonnie Syat, Recording Secretary

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Chairman Parente welcomed everyone to the meeting. He introduced those in attendance.

Review of the Minutes from the October 6, 2020 meeting.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Minutes from the October 6, 2020 meeting, as amended. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Smith, aye; Cornell, aye; Parente, abstain. The vote was recorded as 4-0-1 to accept and approve the motion.

Old Business – Discussion of possible re-zoning of 28 Salemme Lane, which is currently designated as Transit Oriented Development District (TODD)

Chairman Parente stated that 28 Salemme Lane was owned by Orange Land Development (OLD). The Transit Oriented Development District (TODD) project was approved in 2016. The approval changed the zone for 28 Salemme Lane from LI-2 to TODD. A brief discussion ensued. It was noted that 28 Salemme Lane is located within a larger triangle of properties that are eligible to be re-zoned to TODD. Chairman Parente stated that the transit project never went forward.

In April of 2020, former Zoning Enforcement Officer Paul Dinice sent out a notice for a public hearing to discuss, and possibly act upon, whether the Commission should repeal the TODD regulations and rezone the 28 Salemme Lane parcel to LI-2. The hearing was scheduled for the second meeting in April. Unfortunately, the Covid-19 pandemic began, making it impossible to meet in person. Chairman Parente stated that the Commission could re-notice this agenda item now and repeal the TODD regulations, since it seems unlikely there will be a train station in Orange. A brief discussion ensued.

Chairman Parente stated that OLD sold 28 Salemme Lane to Yale University. Their attorney has requested that the parcel be re-zoned to LI-4, which allows for academic and education uses in the zone.

Chairman Parente expressed his belief that the public would like to comment on this agenda item at a public hearing. A brief discussion ensued. Commissioner Kaplan wondered if a public hearing on zoom would be feasible. He noted that there have been some difficulties with Zoom meetings in the past. Chairman Parente stated that his preference is to postpone the public hearing until the virus is under control and we can gather in public again. Discussion continued. Zoning Enforcement Officer Jack Demirjian stated that this could be a

hot-button issue. He noted that it would be difficult to accommodate 50 people commenting. Commissioner Cornell stated that this is an item of general interest. He would like to wait until the Commission could meet in person with the public. Commissioner Kaplan stated that he would like to try to move it forward. Chairman Parente agreed.

Chairman Parente instructed ZEO Demirjian to write the legal notice for the public hearing. He would like it sent to Town Attorney Vin Marino for review and comments prior to publication. The notice would then be sent to the Regional Planning Agencies for review and comments.

Chairman Parente asked ZEO Demirjian if work has resumed at 197 Indian River Road. ZEO Demirjian stated that it has not. He still receives engineering reports although no additional work has been done on the property. ZEO Demirjian stated that he would contact them.

There were no additional comments.

#### New Business

Chairman Parente asked ZEO Demirjian if the Commission would see new applications soon. ZEO Demirjian replied that there are two Wetlands submittals, which may be coming before the TPZC after Wetlands. One is regarding the Firelite shopping center property. The other submission is for Turkey Hill Crossing, the Meisenheimer application, near Turkey Hill School. ZEO Demirjian noted that Wetlands denied it last year.

There were no additional comments.

#### Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Jack Demirjian stated that he has issued anti-blight orders to several residences in Orange. He stated that he visits the active construction sites in town regularly.

There were no additional comments.

#### PUBLIC HEARINGS: 7:00 p.m.

*SITE PLAN APPLICATION - Submitted by Borghesi Building and Engineering for property known as 32 Robinson Boulevard. Proposed plan of an addition totaling 41,180 square feet and 27 new parking spaces. Addition is to be used as additional warehouse storage space for Northeast Beverage.*

Commissioner Kaplan read the legal notice into record

Gary Capitanio appeared, representing Northeast Beverage. Chairman Parente asked Mr. Capitanio if this application is for a modification of the previous approval. Mr. Capitanio replied affirmatively.

Mr. Capitanio stated that Northeast Beverage needs more warehouse space. He explained that there was a "jog" in the corner of the building. They would eliminate the jog by squaring off the building, which will give them more space. He noted that this is basically the same

application which was previously approved. They are also proposing 27 additional parking spaces. Discussion ensued.

Chairman Parente stated that this application seems straight forward. The application was already approved; this is a small modification.

Chairman Parente asked ZEO Demirjian if the modification has been signed off by the pertinent department heads. ZEO Demirjian replied affirmatively.

As there were no further questions, 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.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the modification of the Site Plan for 32 Robinson Boulevard. 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.

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 7:40 p.m.

Respectively submitted,

Tamara Trantales,  
Administrative Assistant