

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE JANUARY 7, 2020 MEETING**

**Unapproved Minutes**

The Town Plan and Zoning Commission held a meeting on Tuesday, January 7, 2020, at 7:00 p.m., Town Hall, 617 Orange Center Road. The following members attended:

ORANGE, CONN.  
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Patrick B. O'Sullivan  
TOWN CLERK

Oscar Parente, Esq., Chairman  
 Judy Smith, Vice-Chairman  
 Paul Kaplan, Esq., Secretary  
 Paul Dinice, Zoning Officer  
 Jack Demirjian, Zoning/Wetlands Assistant  
 Genevieve Bertolini, Recording Secretary

Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record.

Review of the Minutes from the November 19, 2019 meeting.

Minor changes to be made, Commissioner Kaplan moved to accept the minutes as amended, seconded by Commissioner Smith.

Commissioner Kaplan- aye  
 Commissioner Smith- aye  
 Chairman Parente- abstain

Report of the Zoning Enforcement Officer.

There is a pending site plan application which was non-compliant with what was needed to have been accepted by the commission. The applicant did however provide his cash bond and a manifest for his site along with revised plans. The building inspector and town engineer still had a few outstanding issues with a retaining wall being built on the propert. ZEO Paul Dinice estimates they're around 80-90% completed with their application.

There is also a petition to rezone the old Lowes in Orange from C-1 to LI, so the proper organizations needed to be notified in order to do so including the city of West Haven.

The commission discussed the rezoning of the TODD zone designated for a train station in town to what the area was originally zoned for due to the fact no train station will be put in the area.

Chairman Parente asked about a recent order that went out to an alleged Airbnb in town which the ZEO explained is against Orange Zoning Regulations. The commission said they might want to investigate changing the regulations about Airbnb's to plan for the future.

ZEO explains that the commission has also been asked by the town Director of Finance to outline their expenses to get a better idea of what allocated money is being used for yearly.

Old Business.

Chairman asked about a resident who had reported to him having horse manure being dumped in the rear of his property as well as recently seeing more on his neighbor's property. ZEO informed him a notice will be going out soon.

New Business.

Release of Catholic Cemeteries (St. Peter's) Bond. The Town of Orange is holding a \$166,000 Performance Bond & a \$5,000 cash bond for the enlargement of Cemetery on Derby Milford Rd. All work has been completed as approved.

Commissioner Parente asks ZEO to reiterate what work was being done there including any conditions, and the ZEO explains all requirements have been met and conditions satisfied.

Commissioner Kaplan moved to approve the release of the bond, seconded by Commissioner Smith.

Commissioner Kaplan- aye  
 Commissioner Smith- aye  
 Chairman Parente- aye

SITE PLAN APPLICATION. For property known as 25 Boston Post Road - Target. The proposal is to provide a 'Drive-up' service to allow customers to place an on-line order, receive a notification when items are available, and to park in the designated drive-up location for the delivery of goods.

Chairman Parente asked the representative to come up to explain the application.

He said that Target is implementing a drive-up program to turn existing parking into stalls for the pickup and drop off of merchandise. It is catered to online shoppers, where they are notified when their purchase is ready and when they can go pick up the products. He explained there has been no increase in traffic in any of the stores it has been implemented on so far.

Commissioner Kaplan asked if any accidents or problems have been reported, which there have not.

Chairman Parente asked about drivers having room and knowing where to go when pulling up, to which the applicant replied that all stalls are marked in order to show drivers where to go. Chairman Parente is concerned about cars not wanting to wait for the customer in front of them to finish and go around them creating a safety hazard, however the applicant explained there is plenty of room for cars to go forward and people know to drive slowly as other customers are also walking in the area. ZEO said that there is not much traffic at these sites right now and that in the future they are hoping for more activity. It is also determined that Target has plenty of extra parking on the site to accommodate this change. The average number of drive ups per day

here is 24 as of right now. Chairman Parente said that the application explains the idea very well and left no details in question.

Commissioner Kaplan motioned to approve the site plan application, seconded by Commissioner Smith.

Commissioner Kaplan- aye  
Commissioner Smith- aye  
Chairman Parente- aye

#### Public Hearings.

Owner Donald Mccollum approached the podium, and explained he is trying to add an in-law apartment in their single-family home. In total in will be 860 square feet for the in-law apartment above the garage. Bill Perfetto came to the podium and explained the setup of the proposed addition, saying it will come out the left side of the house out of the garage. Chairman Parente asked about points of egress, which the applicant said is in the rear of the house and front. When the work is done the house will look the same as it always has from the street.

Commissioner Smith confirmed all the necessary signoffs are on the application, and the commission explained to the applicant that they cannot rent out this property after its current use unless the owner of the property is 55 or older. Chairman Parente listed some requirements and conditions of adding an in-law structure to the existing house, which the applicant met completely and returned to the audience.

Commissioner Smith motioned to close the public hearing, seconded by Commissioner Kaplan.

Commissioner Kaplan- aye  
Commissioner Smith- aye  
Chairman Parente- aye

After short deliberation of the application, Chairman Parente asked if anyone will make a motion to approve, which is done by Commissioner Smith and was seconded by Commissioner Kaplan.

Commissioner Kaplan- aye  
Commissioner Smith- aye  
Chairman Parente- aye

Commissioner Kaplan motions to adjourn the meeting, which is seconded by Commissioner Smith.

Commissioner Kaplan- aye  
Commissioner Smith- aye  
Chairman Parente- aye

Meeting ended at 7:45 p.m.

Respectively submitted,

Jack Demirjian,  
Assistant Wetland/Zoning Enforcement