

ORANGE ZONING COMMISSION
MINUTES OF THE JANUARY 31, 2020 SPECIAL MEETING

Approved Minutes

The Town Plan and Zoning Commission held a Special Meeting on Friday, January 31, 2020. It was held at 131 Boston Post Road, Orange, CT at 10:00 a.m. The following members attended:

Judy Smith, Vice-Chairman
Paul Kaplan, Esq., Secretary
Kevin Cornell, Esq.

Paul Dinice, Zoning Enforcement Officer
Tamara Trantales, Administrative Assistant
Jack Demirjian, Zoning/Wetlands Assistant
Lucien DiMeo, Building Inspector
Ron Petrillo, Electrical Inspector

Discussion ensued regarding the pins showing the alignment of the retaining wall. Commissioner Cornell inspected the retaining wall. It is supposed to be vertical. Building Inspector Lucien DiMeo stated that he has met with the Town Engineer and the property owner's engineer. He is concerned that he was never contacted to make required inspections concerning the retaining wall. He is waiting for a reply and a plan of action from the Town Engineer & the applicant's engineer.

Building Inspector DiMeo stated that the wall is already shifting. He stated that testing was not done behind the wall. The soil wasn't compacted. If not compacted as required, the material would push the wall causing it to fail, especially if there is a lot of rain.

Ken Thomas, property owner, stated that the engineer performed a sieve analysis and found it satisfactory. Building Inspector DiMeo stated that the competence level of the wall was low from the beginning. He stated that if this wall is acceptable to all the applicant's engineers involved, then he would be satisfied. He added that no one wants this wall to fall. A brief discussion ensued. Building Inspector DiMeo noted that compaction usually is done in lifts. He does not know if this material was compacted correctly.

Discussion ensued regarding the sheer cliff to the rear of the property. Mr. Thomas stated that he was originally approved for a 1:1 slope per Special Permit. Discussion continued. Mr. Thomas stated that he would peel back the fill for a 2:1 slope. The sharp slope would be made into a gradual slope.

Commissioner Kaplan inquired about the pile of fill on the property, including concrete pieces. Mr. Thomas stated that the concrete material will go to another site.

It was noted that this application would be on next Tuesday's agenda. The commission would either take action that night or ask for an extension from the applicant. Commissioner Smith stated that if this project is approved, the commission trusts that all work would be completed according to the conditions of the approval. A brief discussion ensued. Zoning Enforcement Officer Paul Dinice requested an engineer agreement, with a seal. Discussion continued.

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There were no further comments.

The meeting was adjourned at 10:35 a.m.

Respectfully submitted,

Tamara Trantales,
Administrative Assistant