

The first item regards Temporary Healthcare Structures for a mentally or physically impaired person. This legislation gives the homeowner the ability to construct a secondary structure on a lot, as a secondary dwelling. Commissioner Cornell noted that all setbacks and lot coverage regulations apply. ZEO Demirjian stated that the applicant must renew the permit yearly. Commissioner Kaplan inquired what would happen when the individual receiving care no longer needs it. ZEO Demirjian stated that the structure would be temporary. He added that the commission also could revoke the permit if necessary. Discussion ensued.

Chairman Parente questioned whether the commission wants to send this matter to a public hearing. After a brief discussion, the commission decided to vote to hold public hearings.

ZEO Demirjian stated that the second item regards Accessory Dwelling Units, (ADUs). He stated that this is a separate dwelling located on the same lot as a primary dwelling. The ADU would have cooking facilities. It was noted that the ADUs must meet all setbacks and bulk requirements. ZEO Demirjian stated that it offers alternative housing opportunities. Discussion ensued regarding the septic system.

ZEO Demirjian stated that the third item pertains to Parking in a residential zone. He stated that this item “goes hand in hand” with the Accessory Dwelling Units. After a brief discussion, Chairman Parente stated that this item would be sent to public hearing.

A motion was made by Paul Kaplan and seconded by Judy Smith to hold a public hearing regarding Parking. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no additional comments regarding the Opt-Out Options.

ZEO Demirjian stated that the commission still needs a SCROG representative. They meet the second Thursday of the month, through Zoom. After a brief discussion, the commission asked ZEO Demirjian to ask Eugene Livshits of the Council of Governments if commissioners could share the responsibility. ZEO Demirjian replied affirmatively.

There were no additional comments.

Report of the Zoning Enforcement Officer

ZEO Demirjian stated that Town Attorney Vin Marino is drafting Outdoor Dining regulations to bring our regulations in compliance with the new legislation.

Construction at Orange Senior Living, 197 Indian River Road, is progressing.

ZEO Demirjian stated that the developer of the housing facility at 329 Smith Farm Road is hoping to begin working on the project in June of this year.

There were no additional comments.

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

The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Tamara Trantales,
Administrative Assistant