

ORANGE ZONING COMMISSION
MINUTES OF THE FEBRUARY 21, 2023 MEETING

Approved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, February 21, 2023, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Oscar Parente, Esq., Chairman
Vice Chair Judy Smith
Thomas Torrenti, P.E.
Kevin Cornell, Esq., P.E.

Jack Demirjian, Zoning Enforcement Officer
Deborah Satonick, Temporary Recording Secretary



ORANGE, CONN.
TOWN CLERK'S OFFICE
RECEIVED FOR RECORDS
2023 MAR -8 AM 11:08

Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record. Chairman Parente noted that Commissioner Paul Kaplan, Recording Secretary Bonnie Syat, and Administrative Assistant Tammy Trantales would not be in attendance this evening.

Review of the Minutes from the February 7, 2023 meeting.

The Commission members reviewed the minutes and made edits as necessary.

A motion was made by Thomas Torrenti and seconded by Kevin Cornell to accept and approve the amended minutes from the February 7, 2023 meeting. The motion carried with the vote recorded as follows: Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion with Commissioner Smith abstaining.

Old Business

Zoning Enforcement Officer Jack Demirjian reported that he reviewed the language regarding ground solar arrays in the towns of Simsbury, Middletown, and Farmington and shared his findings with the Commission. The Commissioners discussed the size of the solar arrays, noting that they can be quite large. It was agreed that Mr. Demirjian would prepare language for the zoning regulations regarding renewable energy structures. This topic will be further discussed under Old Business at their next meeting.

New Business

Mr. Torrenti mentioned that the February 9th SCRCOG meeting approved the proposed text amendment to be heard next meeting.

Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Jack Demirjian gave the Commission members the new updated Zoning regulations. He added that this information is also available online.

PUBLIC HEARINGS:

APPLICATION FOR SPECIAL EXCEPTION, PERMIT OR USE - Submitted by Brian Cleveland Architects. For property known as 200 Indian River Road. To convert existing retail space to operate an escape game room under Section 383-90 A of the Orange Zoning Regulations.

Mr. Brian Cleveland, from Brian Cleveland Architects, represented the owner of Escapology, who would like to occupy the former location of Julia's Bakery in the Christmas Tree Plaza. He began by explaining these Puzzle Rooms, noting that there would be a total of five rooms, with four being operational at any given time. The rooms could accommodate up to eight individuals so there would be a maximum of thirty-two people at peak operation. The vacant area is 4,000 square feet with a total of 15 parking spaces. The business would be open seven days per week up to 9:00 p.m.

A motion was made by Kevin Cornell to close the Public Hearing portion of the meeting, seconded by Judy Smith. The motion carried with the vote recorded as follows: Smith, aye; Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

The Commissioners felt that this business is consistent with the retail shopping center and there are no foreseen parking or traffic issues.

A motion was made by Judy Smith and seconded by Thomas Torrenti to approve the application for Special Exception Permit or Use to convert the existing retail space to operate an escape game room under Section 383-90 A of the Orange Zoning Regulations. The motion carried with the vote recorded as follows: Smith, aye; Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

A motion was made by Thomas Torrenti and seconded by Judy Smith to adjourn the meeting at 7:45 p.m. The motion carried with the vote recorded as follows: Smith, aye; Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

Respectfully submitted,

Deborah Satonick,
Temporary Recording Secretary