

ORANGE ZONING COMMISSION
MINUTES OF THE MARCH 15, 2022 MEETING

Approved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, March 15, 2022, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Oscar Parente, Esq., Chairman
Paul Kaplan, Esq., Secretary
Tom Torrenti, P.E.

Jack Demirjian, Zoning Enforcement Officer
Robin Gengaro, Recording Stenographer

Chairman Parente welcomed everyone to the meeting. He noted that Commissioners Smith and Cornell were unable to attend this meeting. He then asked those seated at the table to introduce themselves for the record.

Review of the Minutes from the February 24, 2022 Special Meeting and the March 1, 2022 meeting.

A motion was made by Tom Torrenti and seconded by Paul Kaplan to accept and approve the Minutes from the February 24, 2022 Special Meeting, as written. The motion carried with the vote recorded as follows: Torrenti, aye; Kaplan, aye; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Minutes from the March 1, 2022 meeting, as written. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion.

There were no additional comments.

Old Business.

None

New Business.

Commissioner Torrenti stated that he attended his first meeting of the Regional Planning Commission on Thursday, March 10, 2022. He did not have anything to report from the meeting. However, he noted that Regional Senior Planner Eugene Livshits was very complimentary of Zoning Enforcement Officer Jack Demirjian.

There were no additional comments.

Report of the Zoning Enforcement Officer.

ZEO Jack Demirjian stated that last week he emailed information from the Regional Planning Agency to the commissioners regarding the Affordable Housing Plan for municipalities. The information included a list which outlines strategies for expanding the affordable housing in Orange. ZEO Demirjian noted that they would like the Commission's input. After a brief discussion, Chairman Parente stated that he was comfortable with ZEO Demirjian filling out the form and getting back to SCROG. A brief discussion ensued.

ORANGE ZONING COMMISSION
TOWN PLANNING OFFICE
617 ORANGE CENTER ROAD
ORANGE, CT 06477
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ZEO Demirjian reminded the Commission that as of next year, all members of Land Use Commissions must undergo four (4) hours of mandatory training.

There were no additional comments.

MODIFICATION OF SITE PLAN APPROVAL- Submitted by Gyroscope Development Group, LLC. For properties known as 329 Smith Farm Road (Map 32/ Block5/ Lot3), (Map 32/ Block 5/ Lot 4), (Map 32/ Block 5/ Lot 5) and (Map 32/ Block 5/ Lot 6). Original approval received on September 1, 2020. Modification includes building layout, parking, landscaping, and grading revisions.

Carol Martin, representing Gyroscope Development Group, stated that they are requesting a few minor modifications to the original plan.

Brian Baker, Civil 1, Licensed Engineer, stated that he prepared the original Site Plan, which was approved. He stated that they are asking for some small modifications. Mr. Baker stated that they would be shifting some buildings to remove the planned improvements from the abandoned 50' Neenan Road Right of Way. He noted that their underground utilities would be located there. A brief discussion ensued.

Andrea Gomes, Esq., Hinckley Allen, representing Gyroscope, stated that there was a disagreement with an abutting neighbor regarding access along the 50' abandoned Neenan Street Extension. Attorney Gomes stated that the modifications are to accommodate an abutting neighbor.

Commissioner Kaplan asked if all signoffs have been obtained. ZEO Demirjian replied affirmatively. A brief discussion ensued.

ZEO Demerjian stated that they were originally approved by the Wetlands Commission. He noted that these modifications would not change the Wetlands Approval. Mr. Baker stated that they have submitted an addendum to the Town Engineer regarding storm drainage. A brief discussion ensued.

Bill Kenney, Principal of William Kenney Associates, Fairfield, Professional Landscape Architect and Wetlands Scientist, stated that there would be some minor changes in the landscaping. He shifted some landscaping, yet the plan still complies to the zoning regulations. He noted that the buffer plantings will remain. Attorney Gomes stated that even with these modifications, the project is still in full compliance

Susan O'Dell, Paul Bailey Architect, stated that there are two minor architectural modifications for the removal of bay windows in two (2) of the buildings. Commissioner Kaplan asked if it is for aesthetics or for a specific reason. Ms. O'Dell stated that it is mainly for aesthetic purposes by the main entrance.

Chairman Parente stated that this project is in full compliance with the zoning regulations. Commissioner Kaplan noted that they were able fit everything in the 25' allowance from the abandonment of Neenan Road by moving the buildings over a little bit.

Chairman Parente asked ZEO Demirjian if all pertinent signoffs have been acquired. ZEO Demirjian replied affirmatively.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Modification of Site Plan Approval for 329 Smith Farm Road. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion.

There were no additional comments.

PUBLIC HEARINGS: 7:00 p.m. – (1)

Commissioner Kaplan read the legal notice into the record.

APPLICATION FOR SPECIAL PERMIT AND USE - Submitted by Alexander and Jessica Zamachaj. For property known as 848.5 Derby Ave. To construct a 34' x 36' barn for personal use.

Alexander Zamachai stated that he is proposing to construct a 34' x 36' barn to replace his storage shed. He noted that his existing storage shed is in disrepair. Commissioner Kaplan asked Mr. Zamachai how far away the proposed barn would be from his neighbors. Mr. Zamachai stated that it would not be close to them at all. He displayed and explained a drawing indicating the proposed location of the barn. Commissioner Kaplan noted that the barn would be hundreds of feet away from the property line.

Discussion ensued regarding building materials. The barn would not be connected to water or to the septic system. It would have electricity.

ZEO Demirjian stated that the applicant needs to complete a Certificate of Zoning Compliance application, which the department heads would sign to grant their approval. Mr. Zamachai added that he has spoken to the Health Department. He noted that they did not have an issue with the proposed location.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to close the public hearing. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion.

After a brief discussion, Chairman Parente stated that since this is a Special Permit, certain findings need to be determined. He stated that Section 383-136 of the zoning regulations support this use at this location. Chairman Parente stated that this project would not create any traffic issues. He added that it does not sound like it will affect property values, and it harmonizes with the neighborhood. Chairman Parente stated that this project follows the zoning regulations.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Special Permit Application for 848.5 Derby Avenue, to construct a 34' x 36' barn. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion.

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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; Parente, aye. The vote was recorded as 3-0 to accept and approve the motion.

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Tamara Trantales,
Administrative Assistant