

**ORANGE ZONING COMMISSION**  
**MINUTES OF THE MAY 17, 2022 MEETING**

*Approved Minutes*

The Town Plan and Zoning Commission held a meeting on Tuesday, May 17, 2022, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

Oscar Parente, Esq., Charman  
Judy Smith, Vice-Chairman  
Paul Kaplan, Esq., Secretary  
Tom Torrenti, P.E.  
Kevin Cornell, Esq., P.E.

2022 JUN -8 AM 9:13  
ORANGE TOWN  
PLANNING OFFICE  
TOWN CLERK'S OFFICE  
RECORDS

Jack Demirjian, Zoning Enforcement Officer  
Tamara Trantales, Administrative Assistant  
Robin Gengaro, Recording Secretary

Chairman Parente welcomed everyone to the meeting. Those seated at the table introduced themselves for the record.

Review of the Minutes from the May 3, 2022 meeting.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Minutes from the May 3, 2022 meeting, as written. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Kaplan, aye; Parente, abstain. The vote was recorded as 4-0-1 to accept and approve the motion.

There were no additional comments.

Old Business - To vote on the adoption of Orange's Affordable Housing Plan.

Zoning Enforcement Officer Jack Demirjian stated that the commission seemed satisfied with the language at the last meeting. He stated that language regarding accessory apartments, allowed by Special Permit, has been included in the final Orange Affordable Housing Plan. ZEO Demirjian stated that if the commission is comfortable to vote to adopt the language, he would send it to the Southern Connecticut Regional Council of Government (SCRCOG). A brief discussion ensued.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the adoption of Orange's Affordable Housing Plan. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no additional comments.

New Business

None.

Report of the Zoning Enforcement Officer

ZEO Demirjian stated that the outdoor language the commission reviewed has been sent to the regional planning authorities. He noted that he has attended a few pre-submission meetings with the department heads regarding future proposals. Commissioner Kaplan inquired about 197 Indian River Road. ZEO Demirjian stated that they are making progress.

There were no additional comments.

PUBLIC HEARINGS: 7:00 p.m. – (3)

APPLICATION FOR THE CONVERSION OF A SINGLE-FAMILY DWELLING TO ACCOMMODATE AN ELDERLY APARTMENT- Submitted by Robert Richter. For property known as 11 Hampton Close. To convert the existing garage to accommodate an in-law apartment.

Commissioner Kaplan read the legal notice into the record.

Bob Richter, 11 Hampton Close, stated that his mother-in-law is sick, and they want to accommodate her. He noted that they will be converting their existing 2-car garage into an elderly apartment. He stated that there would be a side entrance to the apartment. The garage is attached to the house. Chairman Parente stated that the presentation is clear. It meets the zoning regulation requirements. A brief discussion ensued. Mr. Richter noted that they will increase the size of the septic system, per Town Sanitarian Brian Slugoski's request.

Chairman Parente asked for comments from the audience. There were none.

A motion was made by Paul Kaplan and seconded by Judy Smith to close the public hearing. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

After a brief discussion, Chairman Parente stated that this application complies with the Plan of Conservation and Development (POCD).

A motion was made by Judy Smith and seconded by Paul Kaplan to accept and approve the application for the conversion of a single-family dwelling to accommodate an elderly apartment at 11 Hampton Close. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no additional comments.

APPLICATION FOR THE CONVERSION OF A SINGLE-FAMILY DWELLING TO ACCOMMODATE AN ELDERLY APARTMENT- Submitted by Ryann Mann. For property known as 360 Taulman Road. To construct an addition to accommodate an in-law apartment.  
Commissioner Kaplan read the legal notice into the record.

Ken Nixon, T.H.E. Construction, stated that there would be a 2<sup>nd</sup> floor addition to the house to accommodate the wife's mother. There will not be a second entrance. Mr. Nixon stated that the accessory apartment would be on the first floor. A brief discussion ensued. Commissioner Cornell inquired if the Town Engineer had reviewed the plan. ZEO Demirjian replied affirmatively. Mr. Nixon noted that there would be a new septic system per Town Sanitarian Brian Slugoski's request.

Chairman Parente briefly discussed the requirements for an accessory apartment. He stated that this proposal complies with the zoning regulations.

Chairman Parente asked for comments from the audience. There were none.

A motion was made by Paul Kaplan and seconded by Judy Smith to close the public hearing. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

After a brief discussion, a motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the application for the conversion of a single-family dwelling to accommodate an elderly apartment at 360 Taulman Road. The motion carried with the vote recorded as follows: Kaplan, aye; Torrenti, aye; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

There were no additional comments.

PETITION TO AMEND THE ORANGE ZONING REGULATIONS – Article I §383-14, Article VIII §383-66 & §383-67, Article XIV §383-141 & §383-143.4 and Article XVIII §383-174. Submitted by Noble Energy Real Estate Holdings, LLC. To amend the Orange Zoning Regulations to define and allow “Electric Vehicle Showrooms” and “Community Travel Centers” as special uses in the LI-2 District, along with parameters for location and eligibility of these new uses. (Continued from the May 3, 2022 meeting)

Chairman Parente stated that he needed to recuse himself from this Petition due to a conflict of interest. Vice-Chairman Smith presided over this application.

Vice-Chairman Smith stated that this public hearing was closed at the last meeting two weeks ago. The commission wanted an opportunity to visit an existing Noble project prior to deciding on the proposal.

It was noted that three commissioners travelled to a Noble project in Monroe. The commissioners agreed it is neatly landscaped, has nice architecture and is very clean. Commissioner Kaplan stated that the applicant testified that the one in Monroe is not necessarily representative of what would be in Orange. Discussion continued.

Vice-Chairman Smith expressed her belief that it would be prudent to define electric vehicles and what servicing and maintenance of an electric vehicle entails. After a brief discussion, ZEO Demirjian stated that he would discuss this proposal with Town Attorney Vin Marino.

There were no additional comments.

Chairman Parente resumed chairing the meeting. He stated that all items on the agenda have been addressed.

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; Smith, aye; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

The meeting was adjourned at 7:55 p.m.

5/17/22

TPZC MINUTES

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Respectfully submitted,

Tamara Trantales,  
Administrative Assistant