

ORANGE ZONING COMMISSION
MINUTES OF THE JUNE 15, 2021 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, June 15, 2021, at 7:00 p.m., a Zoom Internet meeting. The following members were in attendance:

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

Jack Demirjian, Zoning Enforcement Officer
Tamara Trantales, Administrative Assistant
Bonnie Syat, Recording Secretary

Chairman Parente welcomed everyone to the meeting at 7:07 p.m. He introduced the Commission members and staff.

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TOWN CLERK'S OFFICE
RECEIVED JUN 16 2021
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Paul B. O'Sullivan
TOWN CLERK

Review of the Minutes from the June 1, 2021 meeting.

A motion was made by Paul Kaplan and seconded by Tom Torrenti to accept and approve the Minutes from the June 1, 2021 meeting, as written. 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.

Old Business

None

New Business

Zoning Enforcement Officer Jack Demirjian noted that he provided a copy of the LI-3 regulations to the Commissioners. He stated that he received an inquiry for a swimming school at 200 Indian River Road, in the former A.C. Moore building. The proposed use would be primarily a swimming school. There would be swim lessons, as well as physical therapy, and minimal retail. Discussion ensued regarding whether the language in the LI-3 regulations would cover this use. ZEO Demirjian stated that the Town Engineer said it would be difficult to dig into the foundation for a pool. Discussion continued. It was determined that there are better zones in town where a text amendment for this use could be more favourable.

There were no additional comments.

Report of the Zoning Enforcement Officer.

ZEO Demirjian stated that he did not have anything else to report. Chairman Parente asked him if he had started addressing sign violations. ZEO Demirjian stated that he did not see any signs which obstructed sight lines. He has started addressing illegal signs.

There were no additional comments.

BOND RELEASE REQUEST – Property ID 6040, Sunrise Hill Estates, LLC: Submitted by Travelers Casualty and Surety Company of America. Request to release the \$620,000 Performance Bond for completed subdivision.

ZEO Demirjian stated that this property, Fieldstone Village, has been completed for a while. He noted that a \$20,000 cash bond remains. He spoke with Doug Anderson, an engineer on the project, who stated that it would be handled in the future. ZEO Demirjian stated that he has walked the property, and all looks good. Discussion ensued regarding bonds.

A motion was made by Judy Smith and seconded by Paul Kaplan to accept and approve the Bond Release Request for Property ID 6040, Sunrise Hill Estates, LLC. The motion carried with the vote recorded as follows: Smith, aye; Kaplan, 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.

Firelite

Attorney Marjorie Shansky introduced the “team” representing 35 Old Tavern Road. She stated that since they removed the proposed retail building from the plans, the parking and landscaping has increased. Attorney Shansky stated that with the revised Site Plan, they added a larger buffer adjacent to the Hatrick’s. Attorney Shansky explained.

Mike Ott, Civil Engineer, Summerhill ____

Displayed and explained the Site Plan with retail building removed. Mr. Ott displayed proposed crosswalk. He noted that it is opposite CVS.

Ryan Chmielewski displayed plan with highlighted additional plantings. He discussed the buffer adjacent to the Hatrick’s residence. Discussion ensued. He displayed and explained the dumpster corral.

OP asked if the entirety of changes had been discussed? Ryan Chmielewski replied yes, discussion of buffer ensued. He stated it would be 30’ or greater. Discussion continued.

Ryan Chmielewski
Dave Sullivan

Ken Boroson displayed various renderings of the proposal. Attorney Shansky stated that this development has been designed to redevelop this site with has prominence in town. Approval of Wetlands Commission. Chairman Parente asked for questions.

OP to JD spoke with Chief Gagne. His Commission as well as his sign off is advisory. TPZC ultimately makes the decision. A brief discussion ensued. OP all other municipal dept heads sign off? JD replied affirmatively. He will ensure final version of plans will be filed.

Chairman Parente asked if the Commission had additional questions. They did not. Chairman Parente asked if the public had any questions. There were none.

A motion was made by Paul Kaplan and seconded by Judy Smith to close the public hearing of the Special Use & Site Plan Application, Architectural Standards Supplement & Lighting Supplement, and a Special Permit for 35 Old Tavern Road and 308 Racebrook Road. The

motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

Deliberations. Kevin stated applicant has shown that revised parking, shared parking, will work. Had concerns prior to removal of retail building. KC hesitatant with project because of what a Town Center Development is. POCD suggestion is more community amenities. Town of Orange, not stand-alone development. He believes it is a nice apartment building; not his vision of a Town Center. Discussion ensued. OP thinks almost all elements listed in POCD have been created here. Discussion continued. OP seems right direction for walkable community. Complies with regulations. Discussion ensued. OP existing hard to look at, for a long time. Waiting for right project in other sections of town, such as UI.

PK, comprehensive presentation, collaborative project. Listened to commissioners and revised plans, currently an underutilized parcel. Thinks will be big step for town, creating area to congregate. OP agrees with PK. Provides needed housing. OP rental housing for young adults. Laid out in POCD. OP discussed compliance of this project with the POCD. Reduced impervious surfaces, and architectural character consistent with regulations and harmonious with town. Found consistencies with pocd. Discussion ensued. JS opined full retail would generate more traffic than this project. TT agree with comments. Thinks the applicant did as much as they could reasonably do. Property has city water and public sewer. Fire Dept signed off, but not police. Discussion brief. OP police could serve that community. Brief discussion ensued. OP to approve special use make finding will be in harmony with regulations. Discussion. Positive benefits of project. PK states this application adds to housing diversity, per our POCD.

There were no additional comments.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Site Plan Application, Architectural Standards Supplement & Lighting Supplement for 35 Old Tavern Road and 308 Racebrook Road. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, nay; Torrenti, aye; Parente, aye. The vote was recorded as 4-1-0 to accept and approve the motion.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Special Use for mixed use development at 35 Old Tavern Road and 308 Racebrook Road. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, nay; Torrenti, aye; Parente, aye. The vote was recorded as 4-1-0 to accept and approve the motion.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Special Permit for shared parking for 35 Old Tavern Road and 308 Racebrook Road. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Cornell, aye; Torrenti, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

OP to JD bond requirement if approved. JD yes. KC former Nuvita building will remain for time being to house tenants in existing strip mall if approved, Discussion ensued. OP think building dept would be involved.

There were no additional items on the agenda.

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

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Tamara Trantales,
Administrative Assistant

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