

ORANGE ZONING COMMISSION
MINUTES OF THE JULY 5, 2022 MEETING

Approved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, July 5, 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
Kevin Cornell, Esq., P.E.
Tom Torrenti, P.E.

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

Chairman Parente welcomed everyone to the meeting. He noted that Commissioner Judy Smith was not able to attend tonight's meeting.

Review of the Minutes from the June 21, 2022 meeting.

A motion was made by Paul Kaplan and seconded by Kevin Cornell to accept and approve the Minutes from the June 21, 2022 meeting, as written. The motion carried with the vote recorded as follows: Kaplan, aye; Cornell, aye; Torrenti, aye; Parente, abstain. The vote was recorded as 3-0-1 to accept and approve the motion.

There were no additional comments.

Old Business

None

New Business

None

Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Jack Demirjian stated that he is currently dealing with a few blight situations. He noted that letters would be sent out this week.

ZEO Demirjian explained that he does not have a definition for events regarding the winery yet. Town Attorney Vin Marino was on vacation, then ZEO Demirjian took his vacation. ZEO Demirjian commented that he would discuss the definition of an event with Town Attorney Marino. Discussion ensued. Commissioner Kaplan noted that the winery is popular; parking is becoming an issue. Discussion continued.

There were no additional comments.

PUBLIC HEARINGS: 7:00 p.m. – (1)

Secretary Paul Kaplan read the legal notice into the record.

APPLICATION FOR TEMPORARY SPECIAL USE EARTH MATERIALS REMOVAL AND FILLING, APPLICATION FOR CERTIFICATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES & SITE PLAN APPLICATION- Submitted by Thirty-Seven Robinson

2022 AUG -3 PM 2:48
ORANGE ZONING COMMISSION
RECORDING OFFICE

Boulevard, LLC. For property known as Thirty-Seven Robinson Boulevard. To construct a 22,920 s.f. addition in the rear of the existing building. An ARCHITECTURAL STANDARDS SUPPLEMENT has also been submitted in conjunction with this application.

Steven Studer, Esq., Berchem Moses, 75 Broad Street, Milford, stated that he is representing Light Sources, Inc.

Attorney Studer explained that Light Sources, Inc. currently has buildings at 75 Cascade Blvd. in Milford and at 37 Robinson Blvd. in Orange. They are consolidating the two facilities to 37 Robinson Blvd. in Orange. The applicant wants to construct a warehouse addition to the facility in Orange.

Attorney Studer noted that the applicant has submitted applications to the TPZC and to the Wetlands commission concurrently. He noted that this commission cannot act until Wetlands renders their decision. Attorney Studer stated that there would not be any direct impact to wetlands. He commented that the addition would be a pre-engineered metal structure. He stated that this proposal meets all standard requirements.

Bob Wheway, a licensed Professional Engineer and principal of Codespoti & Associates, 263 Boston Post Road, displayed the site plan of the proposal. A brief discussion ensued regarding the proposed parking extension.

Mr. Wheway explained that there are three stormwater management basins on the property. He stated that this addition is basically a warehouse. He displayed an aerial photo of the site and abutting parcels.

Mr. Wheway stated that the proposed addition would occupy 10 spaces of the existing parking. Mr. Wheway displayed the aerial photo with an overlay. A brief discussion ensued regarding parking spaces. ZEO Demirjian stated that he spoke with Town Attorney Vin Marino. Mr. Wheway stated that they comply with the zoning regulations regarding parking requirements.

Mr. Wheway stated that the stormwater management and drainage would be increased to six acres. He noted that the entire site is part of the south-central watershed. He explained that there would be two separate drainage systems, one in front and one in the back. A discussion of drainage ensued. Mr. Wheway noted that they would be re-grading the drainage swale to redirect flow to an existing detention basin. A brief discussion ensued. Mr. Wheway noted that they incorporated some landscape features into the plan.

Chairman Parente stated that there was no one from the public in the audience, so there were no questions for the applicant.

Attorney Studer summarized the proposal. ZEO Demirjian stated that all pertinent signoffs have been obtained, except wetlands. It was decided to keep the public hearing open. The Wetlands Commission will review and possibly decide on the proposal next week.

There were no additional comments.

7/5/22

TPZC MINUTES

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

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Tamara Trantales,
Administrative Assistant