

ORANGE ZONING COMMISSION
MINUTES OF THE OCTOBER 5, 2021 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a meeting on Tuesday, October 5, 2021, at 7:00 p.m., lower level, Orange Town Hall, 617 Orange Center Road, Orange, Connecticut.

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

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

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Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record.

Review of the Minutes from the September 21, 2021 meeting.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Minutes from the September 21, 2021 meeting, as amended. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Torrenti, aye; Cornell, abstain; Parente, aye. The vote was recorded as 4-0-1 to accept and approve the motion.

Old Business – Discussion of amended Commercial Vehicle Regulation language.

ZEO Demirjian briefly summarized the proposed Commercial Vehicle Regulation language. Commissioner Kaplan opined that it would resolve some issues regarding residents who own small businesses. Commissioner Cornell asked if was permissible to park a school bus on a residential property. A brief discussion ensued. ZEO Demirjian stated that he would investigate it.

ZEO Demirjian stated that he must re-notice the Regional Planning Agencies regarding the proposed language for amending the commercial vehicle zoning regulations. Chairman Parente stated that the public would provide input during the public hearing. After a brief discussion, there were no additional comments.

New Business

None.

Report of the Zoning Enforcement Officer

Zoning Enforcement Officer Jack Demirjian stated that he received a memo today from Town Counsel Vin Marino. ZEO Demirjian sent it to the commission members. He stated that the memo mainly discusses updated legislation, some of which are Covid related. ZEO Demirjian stated that he will schedule a special meeting when Attorney Marino is available to attend. A brief discussion ensued.

ZEO Demirjian stated that he, as well as members of the commission, must take training courses. A brief discussion continued.

ZEO Demirjian stated that he is waiting for a response from one regional agency regarding cannabis. Commissioner Kaplan noted that the Board of Selectmen banned cannabis on public property. A brief discussion ensued.

There were no additional comments.

PUBLIC HEARINGS: 7:00 p.m. – (1)

SPECIAL PERMIT APPLICATION- Submitted by Anthony and Jill Pearce. For property known as 574 Lambert Road. For the construction of a 30' x 40' barn in conjunction with a new single-family dwelling.

Commissioner Kaplan read the legal notice into the record.

Applicants Anthony and Jillian Pearce appeared before the commission. Mr. Pearce stated that he and his wife want to build a house and a detached barn at 574 Lambert Road. The barn would be for storage. He stated that they intend to install a pool on the property, yet he has not designed it yet. Discussion ensued regarding the proposed plans.

Chairman Parente stated that sometimes with accessory structures, adjacent property owners request a buffer to help conceal the building. Mr. Pearce stated that while trees were being removed from their property, an adjacent neighbor requested that all the trees close to their property be removed. A brief discussion ensued.

Commissioner Kaplan asked the Pearce's how tall the barn would be. Mr. Pearce replied that it would not be as tall as the house. He noted that the design has not been completed yet. Commissioner Smith asked if the barn would have plumbing. Mr. Pearce stated that there would not be plumbing in the barn. Discussion ensued regarding the height of the structure. Mr. Pearce stated that he is trying to match the roof line appearances of the house and the barn. Discussion continued.

Mr. Pearce stated that he was waiting for approval prior to creating the final designs. After a brief discussion, Chairman Parente stated that he would keep the public hearing open. He suggested that the Pearce's return in two weeks, on October 19th, with more information, including a rendering. Mr. Pearce agreed.

ZEO Demirjian noted that all department heads have signed off on the house and the accessory structure.

There were no additional comments.

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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 7:38 p.m.

Respectfully submitted,

Tamara Trantales,
Administrative Assistant