

Section 110-040 Standards and Conditions

1. Conditions. The Commission may attach any condition or conditions to its approval as it considers necessary, in order to protect the public health, safety, convenience and property values and in order to assure continuing conformance to the approved plan. It may also require the posting of a suitable performance bond in accordance with the provisions of Chapter 180 of these regulations.
2. Filing requirements. A copy of the approved plan on good quality heavy linen cloth or other materials that would be suitable for filing in the public land records, on sheets twenty-five by thirty-six (25 x 36) inches, shall be filed, at the applicant's expense, in the office of the Town Clerk, and a copy on permanent tracing material, plus three (3) paper copies, shall be filed with the Zoning Enforcement Officer. Any plans not so filed within ninety (90) days after approval by the Commission shall be null and void.
3. Notation of changes. A suitable notation shall be made in the Zoning Regulations and on the Zoning Map identifying any property for which a Planned Development District plan has been approved.
4. Amendments. Application for changes in approved plans shall be made and acted upon in the same manner and procedure as required for the initial application.
5. Time limit. Any Planned Development District authorized by the Commission hereunder shall be established and any construction authorized hereby shall be completed within a period of three (3) years from the date of approval. Any extension of time would require formal public hearing for good cause shown and Commission approval of same.
6. No dust, dirt, fly ash, smoke, gas or fumes shall be emitted into the air from any lot so as to endanger the public health and safety, to impair safety on, or the value and reasonable use of any other lot, or to constitute a critical source of air pollution.
7. No use on any lot shall cause interference with radio and television reception on any other lot, and any use shall conform to the regulation of the Federal Communications Commission with regards to electromagnetic radiation and interference.
8. Smoke or other air contaminant shall not be discharged into the atmosphere for a period or periods aggregating more than three (3) minutes in any one (1) hour which is as dark or darker in shade than as designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or which is of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke designated as No.2 on the Ringelmann Chart.

9. Offensive odors, measured at two hundred (200) feet from the nearest exterior wall of the building involved, shall not exceed the standards established as a guide by Table III (Odor Thresholds) in Chapter Five of Air Pollution Abatement Manual, copyright 1951, by the Manufacturing Chemists Assoc., Inc., Washington, D.C. Should this permitted use adjoin a residential use, there shall be no offensive odors noticeable at the boundaries of said permitted use.
10. All sources of light and heat shall be screened so as to be confined to the room, building or portion of the plant site in which it is located, or which it serves.
11. No vibration noticeable shall exceed the standards developed by the United States Bureau of Mines, Bulletin 442, or any revision thereof. Should this permitted use adjoin a residential use, there shall be no vibrations and/or excessive noise noticeable at the boundaries of said permitted use.
12. The developer shall demonstrate that any additional traffic generated will be readily absorbed into the existing road network presently available to the site. If this is not feasible, then a plan of road improvements, to the requirements of the Department of Public Works, Town of New Milford, shall accompany such application.