

CHAPTER 200 AMENDMENTS

Section 200-010 General Provisions

These regulations may, from time to time, be amended, changed or repealed after a public hearing, as provided by Chapter 124 of the Connecticut General Statutes, Revision of 1958, as amended.

Section 200-020 Application for Zone Change

Notice of the time and place of such hearing shall be published in a newspaper having substantial circulation in the Town of New Milford at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days nor less than ten (10) days and the last not less than two (2) days before such hearing, and a copy of such proposed regulation or boundary shall be filed in the office of the Town Clerk for public inspection at least ten (10) days before such hearing.

If a protest is filed at such hearing with the Commission against such change, signed by the owners of twenty percent (20%) or more of the area of the lots included in such proposed change or of the lots within five hundred feet (500') in all directions of the property included in the proposed change, such change shall not be adopted except by a vote of two-thirds (2/3) of all the members of the Commission.

A plan giving proposed boundaries must accompany each application for a change in the zoning boundaries. There shall also be included on said plans names of all landowners within five hundred feet (500') and all landowners within said area change and location of land boundaries of said owners within five hundred feet (500') and within said area change, as shown on the Assessor's Map.

A fee of two hundred dollars (\$200.00) plus publication costs shall be charged for each application to the Commission for a change of these regulations and a fee of three hundred dollars (\$300.00) shall be charged for a change in the zoning map boundaries, and this must be paid at the time of submitting the application. (*Effective: March 22, 1991; Amended Effective: June 24, 2003; Amended Effective: July 21, 2003*)

Section 200-030 Public Hearing Requirements

Any application calling for a public hearing would require the petitioner, at his expense, to send notice of same, via certified mail, return receipt requested, to all owners of record of any abutting properties and also those properties that lie opposite the parcel across any street or thoroughfare.

The above notice shall be mailed at least fifteen (15) days prior to the date set for said public hearing. At the time of the public hearing, a copy of the notice sent, together with the return receipts, shall be presented to the Zoning Commission to show compliance.

An honest effort to reach the owner of record at his last known address would suffice with postal regulations governing.

The property shall also be placarded with a sign of three by four feet (3' x 4') minimum, set back no more than ten feet (10') from the front lot line or on the front face of any building or structure that is closer to the front lot line. Said sign shall be visible to the public and composed of letters with a minimum height of four inches (4"). The message shall read: "A public hearing dealing with these premises is to be held in the New Milford Town Hall at (time) on (day), (month, day, year) dealing with an application for etc." Said sign shall be in place at least fifteen (15) days prior to the public hearing and removed immediately after the hearing is closed. The wording of the required sign may be changed at the discretion of the Zoning Commission to suit the circumstances involved.