

**APPENDIX A
TRIP MULTIPLIER TABLE**

Assembling or finishing of articles made from previously prepared cellophane canvas, cork, fiber, glass, home, leather, paper, plastics, precious metals or stones, shells, textiles, wood, yarns, metals.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

Banking institutions.

169 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

Business or professional office.

12 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Convenience Market.

577 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Financial institution.

122 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Garden apartments, apartment houses, row houses and townhouses.

6 PER DWELLING UNIT

Grocery store.

125 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Hospital.

12 PER BED

Hotel, motel.

10 PER BED

Indoor theatre.

2 PER SEAT

Machine manufacturing.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Manufacture and assembling of toys, sporting goods, musical instruments, clocks and watches, and other office and artist's materials.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Manufacturing, compounding processing, packaging or treatment of candy, cosmetics, drugs, pharmaceuticals, or toiletries.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Manufacture of:

- Brick, tile, terra cotta and cement products.
- Electrical equipment.
- Felt for hats, and manufacture of hats.
- Glass, including installation.
- Insecticides, fungicides, disinfectants, detergents, and similar industrial and household chemicals and chemical products and inorganic fertilizers.
- Optical goods, business machines, precision instruments, surgical and dental instruments and equipment.
- Pottery or ceramic products.
- Silverware and similar products.
- Transportation equipment.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Medical office.

75 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Metal fabrication, sheet metal work.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Metal finishing, plating, grinding, polishing, cleaning and rustproofing, stamping and intrusion of small products.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Monument or stone cutting plants.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Nursing home.

3 PER BED.

Personal service.

31 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Plants for printing, engraving, bookbinding, and other reproductive services.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Processing of fur and wool.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Public services.

30 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Research or testing laboratories.

12 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Restaurant as an accessory use to a hotel or motel.

56 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Restaurant, fast food.

553 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Restaurant, excluding fast food.

56 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Retail package store.

65 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Smelting and refining of precious metals.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Retail stores or shops.

65 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Storage and sale of building materials.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Textile spinning, weaving, manufacturing, dyeing, printing and processing.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Tool and die making, including incidental casting.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Upholsterer, carpentry, woodworking and millwork.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Warehouse bakery.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

Wholesale or distribution.

5 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.

APPENDIX B SCHEDULE OF FEES

Zoning Commission Fees

(a) Zoning Permit Fees. The fee for zoning permits shall be based on the estimated cost of construction as determined by the Zoning Department in accordance with the following schedule:

DECLARED COST FROM	TO	FEE
\$0	\$2,500	\$30.00
2,501	5,000	\$50.00
5,001	25,000	\$90.00
25,001	50,000	\$180.00
50,001	100,000	\$240.00
100,001	200,000	\$300.00
200,001	500,000	\$360.00
500,001	750,000	\$420.00
750,001	1,000,000	\$600.00
1,000,001	And up	\$750.00 plus \$100 for each \$100,000.00 or a portion thereof over \$1,000,000.00

If the proposed construction includes earth disturbance and the foundation or slab exceeds 500 square feet, an additional \$150.00 fee will apply.

Any structure, building and/or use requiring a zoning permit that was constructed and/or established without or prior to the issuance of a zoning permit will be subject to an additional \$100.00 fee.

(b) Application for Site Plan Approval and Site Plan Modification Approval under Chapter 175 of the Zoning Regulations (This fee shall be in addition to the fee charged under subsection (a)).

Up to \$100,000 cost of construction \$100.00
Plus \$100 per each additional \$100,000 or portion thereof cost of construction.

(c) Application for Special Permit under Chapter 180 of the Zoning Regulations \$300.00

(d) Application to Amend Zoning Regulations \$300.00

(e) Application to Amend Zoning Map \$500.00

(f) Application for Approval of Home Occupation \$60.00

(g) Application of Sign Permit \$20.00 plus \$5 per sq. ft.

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| (h) Application for Excavation Permit | \$250.00 |
| (i) Application for three year Commercial Excavation Permit | \$1,000.00 |
| (j) Excavation Permit | \$25/100 cubic yards
Maximum \$10,000 fee |
| (k) Change of Use (No construction costs) | \$60.00 |
| (l) State Fee \$60 (or so much as State may from time to time establish) | |
| (m) The Cost of a Copy of the Zoning Regulations shall be \$30.00 and the Zoning Map \$20.00. | |
| (n) Zoning Compliance Letters \$100.00 for Single Family Residential Uses and \$200.00 for Multifamily and Nonresidential Uses | |
| (o) The Fees set forth above are the minimum fees required and are not refundable or transferable. The New Milford Zoning Commission reserves the right to hire, at the applicant's expense, outside consultants, of the Commission's choice in its sole discretion, including but not limited to attorneys and engineers, to assist in the review of any application submitted to the Zoning Commission or the Zoning Enforcement Officer. If the Commission or its staff believes the cost of processing or reviewing an application will exceed those fees set forth above, the Commission may require additional fees be paid at the time of application. When the actual cost of processing and reviewing an application exceeds the actual fees paid, the New Milford Zoning Commission shall bill the applicant for the actual excess amount. If all fees required herein are not paid, the Commission shall consider the application incomplete, and deny it. If the Commission approves an application with fees still owing, no zoning permits or certificates of zoning compliance shall be issued until such time as all outstanding fees are paid to the Commission. | |

(Amended Effective: December 8, 2006; October 13, 2017)

APPENDIX C

DATES OF AMENDMENTS NEW MILFORD ZONING REGULATIONS

Amended Dates

March 15, 1972	August 28, 1972
October 27, 1972	March 15, 1973
January 21, 1976	March 1, 1976
January 19, 1979	July 31, 1980
January 29, 1981	April 23, 1981
March 4, 1982	April 27, 1982
July 27, 1982	August 10, 1982
February 3, 1983	August 27, 1984
February 26, 1985	March 7, 1985
June 6, 1985	June 20, 1985
August 13, 1985	September 17, 1985
December 10, 1985	February 25, 1986
July 1, 1986	July 17, 1986
November 24, 1986	April 14, 1987
April 23, 1987	June 2, 1987
June 26, 1987	April 5, 1988
February 19, 1989	April 18, 1989
May 23, 1989	June 22, 1989
July 20, 1989	August 15, 1989
November 2, 1989	November 14, 1989
April 6, 1990	April 16, 1990
September 20, 1990	March 22, 1991
October 31, 1991	December 10, 1991
January 24, 1992	April 24, 1992
September 25, 1992	November 27, 1992
February 5, 1993	March 5, 1993
June 18, 1993	July 2, 1993
July 23, 1993	September 3, 1993
November 5, 1993	December 17, 1993
April 15, 1994	May 27, 1994
June 17, 1994	October 21, 1994
March 10, 1995	April 24, 1995
June 9, 1995	June 19, 1995
January 13, 1996	March 11, 1996
April 22, 1996	May 20, 1996
June 24, 1996	July 8, 1996
August 5, 1996	September 9, 1996
November 18, 1996	December 23, 1996
January 6, 1997	September 8, 1997

February 9, 1998
September 8, 1998
January 27, 1999
March 5, 1999
November 20, 1999
January 11, 2000
May 6, 2000
October 21, 2000
May 22, 2002
December 1, 2003
March 1, 2005
April 1, 2006
May 2, 2008
August 10, 2011
June 24, 2014
June 20, 2016
June 20, 2018

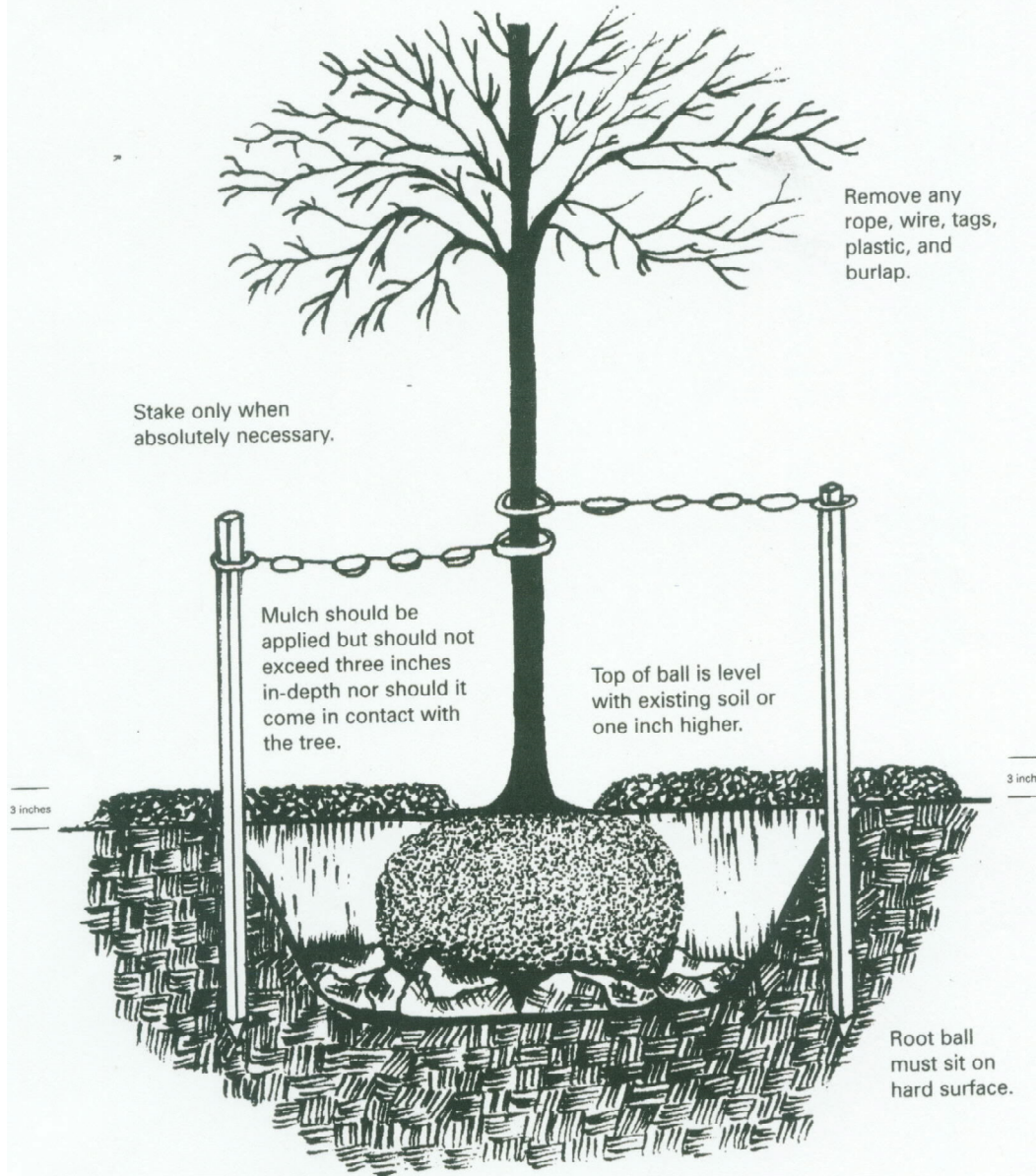
June 9, 1998
January 4, 1999
February 19, 1999
October 9, 1999
December 4, 1999
April 8, 2000
June 17, 2000
June 16, 2001
July 21, 2003
March 31, 2004
October 14, 2005
November 15, 2006
May 20, 2010
June 10, 2013
June 26, 2015
June 9, 2017

APPENDIX D TREE PLANTING DETAILS

Tree Planting Details

APPENDIX D

Prune only dead, weak, poorly formed or diseased branches.



Dig a hole as wide as possible. Back fill should be the same soil as removed when hole was dug.

Either remove or roll down wire basket and burlap into the bottom of the hole.

APPENDIX E
CLUSTER CONSERVATION SUBDIVISION DISTRICT
REGULATIONS

E-1: Cluster Conservation Subdivision District #1 (CCSD#1)

The following regulations shall be applicable within the Mill River Cluster Conservation Subdivision District (CCSD#1) as defined below:

Tax assessor's map #56, lot 143, and depicted on a map entitled "Cluster Conservation Subdivision, 67.392 acres, Papermill Road, New Milford – Connecticut, Development Feasibility Plan, Sheet 1 of 4, Project #040-2004, Scale: 1"=100', Date: August 17, 2004, Rev. 10/14/04', prepared by Trinkaus Engineering, LLC, Civil Engineers, 437 Bucks Hill Road, Southbury, Connecticut 06488".

All structures shall comply with the front, side and rear setbacks as specified below:

Minimum Lot Frontage: 50' or be served by a 20' accessway

Minimum Lot Area: 0.50 acres

Front Yard Setback: 40'

Side Yard Setback: 20'

Rear Yard Setback: 10'

No buffer areas are required

Maximum building height: 35' (method of measurement to conform to current Town of New Milford Zoning Definition)

Maximum site coverage: 10% (principal dwelling only)

Maximum building coverage: 20% (all buildings including outbuildings)

Maximum site coverage: 35% (all impervious surface)

Proposed Utilities: All utilities (electric, telephone, cable TV) shall be underground.

(Effective: December 27, 2004)

E-2: Cluster Conservation Subdivision District #2 (CCSD#2)

The following regulations shall be applicable within the Walker Brook Farms Cluster Conservation Subdivision District as defined below:

Tax assessor's map #72, lot 2, and map 66, lot 3, and depicted on a map entitled "Area Zone Map Showing Adjoining Properties within 500' of Map 66, Parcels 2 and 3, Proposed 'Walker Brook Farm' New Milford, Connecticut. Scale 1"=500', June 26, 2004' prepared by Larry Edwards, L.S. #10937, L Edwards Associates, LLC 227 Stepney Road, Easton Connecticut 06612" located on the northerly side of Chestnut Land Road (Route 109) at the intersection with Walker Brook Road adjacent to the Washington Town Line.

1. Lot Area, Frontage and Yard Requirements:

The minimum lot area is 40,000 square feet.

The maximum building height is 35 feet.

The minimum lot frontage is 150 feet. Irregular shaped lots and rear lots, as hereafter defined, are also permitted.

The minimum front yard is 40 feet.

The minimum side yard is 25 feet.

The minimum rear yard is 40 feet.

The minimum front and side yards on a corner lot is 30 feet.

Irregular shaped lots having an area of 40,000 square feet and an average lot width of 125 feet are permitted provided that the lot has a minimum lot frontage of 50 feet on a street or highway. The lot line from which the right-of-access leads shall be considered the front line of the rear lot.

Rear lots are permitted provided that the lot has its own separate and individual unobstructed right-of-way, which is everywhere not less than 20 feet wide connecting to a street or highway. The lot line from which the right-of-access leads shall be considered the front line of the rear lot.

Front yards on corner lots. On corner lots, a front yard requirement of 30 feet shall be enforced on either street front. The width of the side yards shall not be less than thirty feet (30').

There is no maximum lot coverage.

There is not required buffer area.

Common driveways as defined in section 165-050 3 are permitted.

2. Permitted uses:

The following uses are permitted:

- A. Single Family Residence or Dwelling, together with such other buildings as are ordinarily appurtenant to a single family use.
- B. Accessory Apartment, subject to a special permit and compliance with the standards and procedures applicable to approval of accessory apartments in other single family zoning districts (Section 025-090).
- C. Home Occupations, including “Home Office or Studio”, “Traditional Home Enterprise” and “General Home Occupation” subject to the standards, conditions and permit requirements otherwise set forth in the Zoning Regulations (Section 025-070 et seq.).
- D. Farm Brewery / Farm Winery / Farm Distillery, subject to the requirements of Section 025-120. (*Effective: February 25, 2022*)

3. Accessory Uses:

No accessory building, including a swimming pool, shall be located in any required yard, except that an accessory building, including a swimming pool, may be located in the required rear yard provided that the same is brought no closer than twenty feet (20') from the rear lot line.

A building attached to the principal building by a covered passageway, or having a wall or a part of a wall in common with it, shall be considered an integral part of the principal structure and not an accessory building.

4. Utilities:

All lots shall be served by individual wells and septic systems approved by the New Milford Department of Health or such other public or private water supply or sewer system as may be available to provide water or sewer service to such lots. Electric and other utilities shall be provided by public service companies.

(*Effective: December 27, 2004; Amended Effective: February 25, 2022*)