

Section 105-020 Procedures for Establishment of PRD

A Planned Residential Development may be permitted in any residential district, subject to acquisition of a Special Permit and Site Plan Approval in accordance with the provisions of Chapter 175 and 180 of these regulations and the permanent reservation of land for open space purposes. The Zoning Commission shall follow the procedures herein specified and, before granting a special permit, shall find that the standards and conditions herein specified have been met and that the special permit will accomplish the open space purpose set forth herein and will be in harmony with the purpose and intent of the Zoning Regulations.

The Zoning Commission may require the applicant to adhere to the conventional development requirements of the Zoning Regulations if, in its judgment, the lot layout, use and provision of open space does not provide significant benefit to the proposed community and/or the Town of New Milford beyond that which would normally be derived from conventional development or, if, in the judgment of the Zoning Commission, the public convenience and welfare would not be substantially served or if the appropriate use of neighboring properties would be substantially or permanently injured.