

## **Section 117-020      Procedures for Establishment of a MPRDD**

Request for the establishment of a Major Planned Residential Development District constitutes an application to amend the Zoning Regulations and the Zoning Map, and the approval of a general development plan, and shall be signed by the owner or owners of all lots within the proposed zone provided, however, that the zone may also include existing street, highway and utility rights-of-way not owned by the petitioner. Simultaneously with the filing of said application, the applicant shall file a general development plan, which plan may, but need not necessarily, show the degree of detail required by the provisions of Chapter 175 of these regulations, but which shall include at a minimum the following maps, plans and data:

1. A Boundary Survey meeting the A-2 accuracy standards;
2. A Topographic Survey having not less than 10-foot contour intervals based on a 40-scale two-foot intervals meeting the T-2 or T-3 accuracy standards, such survey showing the location of such features as stone walls, identification of areas of significant vegetation, and sufficient other information demonstrating the character of the property;
3. A map showing the boundaries of the inland wetlands identified by a certified soil scientist and field surveyed by a licensed surveyor;
4. A map showing slopes over 25%;
5. A traffic impact report prepared by a professional engineer experienced in traffic engineering;
6. An open space plan;
7. A recreational facilities plan;
8. A preliminary plan showing location of buildings, streets including the graphic delineation of the relocated Rocky River Road, sidewalks and other pedestrian routes and other similar information;
9. Conceptual plans showing the design and general character of the proposed buildings and structures;
10. A zoning data table showing the proposed number of units; number of bedrooms for each unit; height, area and yard requirements; coverage and floor area ratio; and other similar data;
11. Information and reports showing the methods for supplying water and the general location of water mains, the method for disposing of sanitary wastes including the general location of the proposed on-site subsurface sewage system or sewer

mains, as applicable; and the method for managing the stormwater quantity and quality.

12. Other maps, plans and data the Zoning Commission may request in order to determine the appropriateness of the proposed development.

Upon receipt of an application, the Zoning Commission shall refer a copy of the application and accompanying documents to the New Milford Planning Commission for a report pursuant to Section 8-3a of the Connecticut General Statutes and shall hold a public hearing and act thereon in the same manner as required for an amendment of these Regulations.

If the application and general development plan are approved, or are approved with modifications, the applicant shall place on file with the Commission prior to the effective date of the MPRDD revised general development plans incorporating all standards and conditions that have been approved by the Commission.

Within one (1) year from the effective date of the MPRDD or at such other time period that the Commission may establish, the applicant shall submit an application for a final site plan to the Commission for approval pursuant to the provisions of Chapter 175 of these Regulations, along with whatever other information may be requested by the Commission, including but not limited, a report from the DEP indicating whether there are known existing populations of Federal or State Endangered, Threatened or Special Concern Species on the property and a wildlife habitat survey.

The final site plan shall be consistent with the approved general development plan. In the event the Commission, in its sole discretion, determines that the final site plan is inconsistent with general development plan, the applicant shall either revise the final site plan to be consistent with the general development plan or shall reapply to amend the Zoning Map and seek approval of a revised general development plan in the same manner as described in this section.