

Section 107-030 Establishment

1. Any application seeking to change the zoning classification of a parcel or parcels of land to a Cluster Conservation Subdivision District shall be submitted in writing to the Zoning Commission and will be processed in the same manner as any other application for a change of zone, in accordance with Chapter 200.
2. Prior to the submission of a formal application, a pre-application review through staff meetings with land use officers and land use agencies is encouraged.
3. Any application seeking to establish a Cluster Conservation Subdivision District (CCSD) shall be accompanied by:
 - a. An area map drawn to scale of at least 200 feet to the inch, covering the area of the proposed change and all areas within 500 feet of the proposed change, and showing for such area the existing and proposed district boundary lines, the existing property lines, and the names of the current property owners of all properties as indicated in Town of New Milford Assessor's Records.
 - b. A site plan prepared by an engineer licensed to practice in the State of Connecticut, containing the following information:
 1. Existing contours drawn at intervals not fewer than ten (10) feet.
 2. Identification of all slopes in excess of 25%.
 3. Significant topographic features, such as all wetlands and watercourses, rock outcroppings, wooded and other vegetation areas by type and other natural features.
 4. General soil types by Soil Conservation Service classifications.
 5. Indicate on-site sub watershed areas and indicate flow directions.
 6. Delineation of any known easements.
 7. The location of any existing structures, trailways, fences and walls.
 8. The location of proposed vehicular access into the tract and the principal system of circulation, driveways or streets within the tract. Access to all building lots and the dwellings shall be exclusively from subdivision roads.
 9. Areas or sites proposed for recreational facilities
 10. Areas, with boundaries delineated, for reservation as open space. The open space land shall be labeled to specify the open space purpose. The plan will specify that the open space land shall not be further subdivided and is permanently reserved for open space purposes.
 11. Any areas of the tract which have been identified and declared by the Connecticut Historical Commission, pursuant to the provisions of Chapter 184A (as amended) of the General Statutes, to be of state or national archeological or historic importance.

12. The proposed layout of lots, streets and improvements for the proposed Cluster Conservation Subdivision.
13. The required site plan information may be submitted on a series of maps or overlay maps to facilitate presentation of the information.

c. A site assessment analysis to include:

1. Use/history of the site.
 2. Historic or archeological features.
 3. Topography with a slope analysis, mapping and description of soil types and their suitability for development.
 4. Endangered, threatened or species of special concern located on the site.
 5. Map and describe site vegetation.
- d. A site context map to include all parcels within a one (1) mile radius of the proposed CCSD that includes road names, the subject CCSD, streams and water bodies, parks, open space, greenways, trails, historical/archeological and cultural features, the presence of any natural resource features that could affect the design of the site, and any other significant features.
- e. A site context report demonstrating how the proposed CCSD will benefit the community, how this proposal will conform with the character and harmony of the community, and how the proposed CCSD achieves the objectives listed in Section 107-010 of this regulation.
- f. A comparison plan of a conventional subdivision layout applied to the site to determine the maximum number of house lots that could be developed on the subject property. The comparison plan must comply with the conventional subdivision regulations as outlined in the Subdivision Regulations of the Planning Commission of the Town of New Milford, dated June 2, 2001, and as amended, and must comply with all other Town and State regulations. To ensure the site would support the number of lots identified on the comparison plan, the Commission may require the applicant to conduct standard septic system perk tests for up to 10% of the proposed lots. The lots chosen would be at the discretion of the Commission to determine the feasibility of development.
- g. Regulations to be applicable within the proposed district, in form suitable for adoption as an amendment to these regulations, containing standards for no less than the following:
1. Location and size of the proposed detached single-family dwellings and other accessory structures.
 2. The area, shape and frontage of lots.
 3. Proposed buffer areas.
 4. Front yard, rear and side yard requirements.
 5. Maximum building height.
 6. Maximum site coverage.
 7. Proposed utilities.