



**Town of New Milford, Connecticut**  
**2020 Plan of Conservation and Development Sub-Committee**

December 2018

Dear Town of New Milford Commission and Committee Members,

**The 2020 Plan of Conservation and Development (POCD) Committee needs your input!**

**The POCD Committee:** The 2020 Plan of Conservation and Development (POCD) Planning Commission Sub-Committee held its first meeting on October 25th. The 12 member committee, along with Town Planner Laura Regan, Community Investment Officer Kathy Castagnetta, Planning Chairman Peter Schmitt and Mayor Bass discussed the importance of the POCD and the update process.

**Why is the POCD Important?** The 2020 POCD will be a roadmap showing how we would like our Town to develop over the next decade – and an outline of what is important to us; from our recreational, historical and cultural assets – to our needs for economic development, jobs, town infrastructure and housing options for everyone – as well as our desires regarding open space, farmland and improvement in the water quality of Candlewood Lake and our rivers both large and small.

**Next Steps:** The Committee is now reaching out to various stakeholders and will be holding a series of outreach workshops over the next several months to determine what is important to New Milford's residents with regard to the long term goals of our community. The outreach topics will include discussion of important community issues such as Transportation, Municipal Services and Facilities, Natural Resources and Open Space, Quality of Life (Arts, History, Recreation, etc), Economic Development and Housing.

**How Your Group Can Help:** The 2020 POCD Committee needs your input on the questions listed on the next page. Please complete this questionnaire and return it to your assigned POCD Committee member or Kathy Castagnetta as soon as possible.

Any questions or comments regarding the 2020 Plan of Conservation and Development update can be directed to your assigned POCD Committee member, or Kathy Castagnetta, Community Investment Officer at [kcastagnetta@newmilford.org](mailto:kcastagnetta@newmilford.org), 860-488-0055.

Very truly yours,

Cathy Setterlin and Nick Pouder  
Co-Chairmen, New Milford 2020 POCD Update Committee

**Questions for Stakeholder Groups**

Name of Your Group: \_\_\_\_\_

What are the goals, vision or objective of your group or department?

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Have the Action Items of the 2010 POCD with regard to issues relevant to your group been accomplished? Please note which items have been accomplished and which are still outstanding. *Please refer to the attached "POCD Action Items" list.*

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With regard to issues relevant to your group:

What was overlooked, missing or not included in the 2010 POCD? \_\_\_\_\_

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What should be included in the 2020 POCD? \_\_\_\_\_

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How could the POCD be improved? \_\_\_\_\_

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Here is a link to the 2010 POCD: [http://newmilford.org/filestorage/3088/5827/2010\\_POCD.pdf](http://newmilford.org/filestorage/3088/5827/2010_POCD.pdf)

## 2010 POCD Action Items

### Water Quality and Drainage:

1. Protect the water quality of Candlewood Lake. Review Chapter 104 of the Zoning Regulations, Candlewood Lake Watershed District to possibly reduce the 20% impervious surface trigger to 10%.
2. Upgrade the water quality of the Housatonic, Still, and East Aspetuck Rivers and Town Farm Brook.
3. Preserve the water quality of the West Aspetuck River.
4. Enforce the Aquifer Protection Regulations.
5. Minimize the potential for septic system failure and address stormwater runoff (both quality and quantity) are critical strategies to address.
6. Explore the feasibility of a septic management ordinance. (Examples can be found in Brookfield and New Fairfield) \*\*A septic management ordinance generally requires mandatory inspection of septic systems. The ordinance sets how often maintenance must occur. Contractors provide proof of maintenance to the local health departments.
7. Incorporate Low Impact Development standards into Zoning and Subdivision regulations. (Prepare a LID guidance document to be used in conjunction with land use regulations and given to homeowners. This will also help with MS-4 requirements.)
8. Establish town wide standards/drainage policies to address stormwater impacts.

### Open Space:

1. Continue efforts to acquire open space and create Greenways.
2. Collaborate with Weantinoge.
3. Continue and expand partnerships between the Town, conservation organizations, the State, and Federal funders and private landowners.
4. Create an open space plan that outlines a vision for an Open Space System and includes criteria to help prioritize future open space acquisition.
5. Continue efforts including seeking funding sources, encouraging private donations, working with developers to set aside open space, etc.
6. Provide additional funding for open space.
7. Review fee in lieu of open space collection policy.
8. Continue efforts to create an accurate database of permanently protected open space and make the inventory available to boards, commission, town departments and non-profit entities that work to provide open space.
9. Manage and maintain existing public open space areas.
10. Seek additional public access where feasible on public as well as private open space.

### Farmland and Farming:

1. Continue to preserve farmland and farms.
2. Establish a funding mechanism for purchasing farmland or development rights.
3. Conduct a zoning audit to ensure zoning regulations are farm friendly.
4. Consider adopting an Agricultural Overlay Zone
5. Review current tax policies and determine if additional tax breaks would help farms.
6. Continue to explore options to expand the Farmers Market.
7. Help to publicize Farms
8. Promote agro-tourism.

## **New Milford's Character**

1. Protect Historic Resources. Consider adoption of Village District Zoning regulations or establishment of a local Historic District.
2. Encourage Heritage Tourism.
3. Update the PA 490 open space policy to allow vacant parcels which contain twice the required lot area to be eligible.
4. Minimize the loss of mature trees in subdivision and site development plans.

## **Residential Development**

1. Protect historic houses
2. Explore modifying zoning regulations to allow upper story housing units while limiting business uses to the first floor in parts of downtown.
3. Explore Incentive Housing Zones
4. Review standards for minimum parcel size and other requirements for the PRD and AAC that might prevent its use in areas within walking distance of Downtown.

## **Housing Needs**

1. Expand housing options for elderly persons.
2. Support housing opportunities for all ages and income levels.
3. Surplus Town and State Owned Land - Initiate housing development on town or state owned properties, where appropriate. Even smaller sites that allow one or two units can help meet housing needs.
4. Review Accessory Apartment zoning regulation to determine if it is too restrictive and preventing accessory apartments on smaller lots in the downtown area.
5. Continue to encourage and support the work of the New Milford Affordable Housing Partnership.
6. Review Incentive Based zoning regulations found in Chapter 35 of the Zoning Regulations. Consider updating the regulation to be consistent with the State Statutes.
7. Consider adopting Incentive Housing zones to encourage development of mixed income communities.

## **Business Development**

1. Seek a professional overall market analysis of the town to better gauge business prospects.
2. Consider incorporating design review into the approval process to improve the general appearance of buildings and signs.
3. Improve the appearance of the downtown gateway.
4. Gaylordsville – promote building architecture that complements the historic village character. Consider sidewalks along Route 7 and a greenway along the river. Business owners should be encouraged to improve their frontage. Review uses currently permitted in the Gaylordsville business districts. New buildings should be compatible with the historic setting.
5. Northville – review the Litchfield Road Corridor District regulations to reduce the potential for strip development in this area.
6. Park Lane Area – provide sidewalks, encourage upgrades of buildings and facades and manage curb cuts.
7. Industrial Areas (I, IC, RI) – Amend zoning regulations based on the market analysis to reduce the possibility that less desirable forms and types of development occur in the Town's industrial areas. Focus on continued use for industry, while carefully managing potential impacts to nearby neighborhoods.

## **Downtown/Village Center**

1. Update the Downtown New Milford Economic Enhancement Strategy (1996).
2. Prepare an updated parking plan.
3. Provide better signage to direct people to parking.
4. Encourage continued presence of downtown “anchors” and seek long term solutions for balancing their needs and those of the community.
5. Riverfront – make the Housatonic River an integral asset to Downtown by capitalizing on the town-owned land between the River and Downtown. Create a Master Plan for the area which includes the relocation of Public Works.
6. Bridge Street – Make streetscape improvements including decorative pavers and lighting, provide benches and pedestrian spaces, install crosswalks.
7. Railroad Street – Make streetscape improvements including decorative pavers and lighting, provide benches and pedestrian spaces, consolidate curb cuts, create strong pedestrian connections from Railroad Street to Main Street.
8. Work with property owners to upgrade properties, storefronts and facades.

## **Infrastructure**

1. Create a plan for the future use or disposal of surplus town owned land and buildings. Use POCD as a guide.
2. Town Hall – investigate options for future expansion or additional space.
3. Department of Public Works – DPW should be relocated. The facilities are outdated and undersized to meet modern needs and mandated State and Federal environmental and safety regulations. The DPW location could be put to better use.
4. Educational Facilities – At the time of drafting the POCD it was found that the schools were overall in good condition, however would require continued maintenance. JPS was found to need the most work. The Board of Education staff is located at multiple locations. The BOE believes it is desirable to have all BOE offices at one facility. The feeling is that the athletic fields are over-used, making maintenance challenging.
5. Social Services – Social Services would like to have space to be able to perform all functions in their dedicated space without having to borrow from the Senior Center.
6. Waste Disposal – The DPW believes the Recycling Center is too small to meet current demands. It should be moved along with the Public Works facility to a new location.
7. Fire Protection – Improve supplies for fighting fires in the Gaylordsville and Northville sections of town.
8. Police – The department feels they have outgrown their facility. Longer term the department would like to have satellite stations in Gaylordsville and Lanesville.
9. Library – The Library facility needs to expand as some spaces are very crowded. The Library should remain downtown.
10. Parks and Recreation – The Town should expand recreational facilities in Gaylordsville.
11. Senior Center – Additional space for senior activities is needed at the Senior Center.
12. Improve energy efficiency at all public buildings and schools and continue maintenance.
13. Consider building a community center for all ages.

## **Transportation**

1. Review possibility of reclassifying roads.
2. Circulation – re-examine past concepts including the latest ideas for the east-west connector in the Boardman Road area.
3. Access Management – continue to refer to the Route 7 and Route 202 Curb Cut and Access Management Plan.

4. Rail Service – The Town should continue to support the re-establishment of passenger rail service and work with the State to determine the best location for a station.
5. Bus Service – Work with HART to minimize impacts of congestion on bus service. Expand bus service as necessary.
6. Freight Rail – Support the continuation of freight rail service.

**Walking and Bicycling**

1. Maintain and expand sidewalk network.
2. Update zoning and subdivision regulations to require the installation of new sidewalks or pathways during the site plan or subdivision review process.
3. Create greenways, trails and bikeways that connect destinations.