

3.8 PLANNED RESIDENTIAL DEVELOPMENTS -

3.8.1 General

In accordance with the procedures and requirements herinafter specified and of the Zoning Regulations, the Commission may approve an application for a Planned Residential Development (PRD). An approval under this section with or without conditions, authorizes application for a Zoning permit.

3.8.2 Informal Preliminary Consideration

The Commission would recommend that, before submission of an official application for approval of a PRD, the applicant prepare and present a preliminary plan of the proposed planned development for informal study and consideration by the Commission. The preparation of a preliminary plan of development is recommended to facilitate general consideration of factors and problems that affect or may affect the development of land being submitted for a PRD before proceeding with the preparation of the fully detailed maps, plans, documents and presentation required for formal consideration by the Commission.

Presentation of the PRD for consideration in a preliminary rather than in a final form allows for changes or alterations, recommended or required by the Commission, to be more readily and economically made. Neither the preliminary presentation nor its informal consideration by the Commission, however, shall be deemed to constitute any portion of the official and formal procedure of applying for, and approval of, a PRD as contemplated herein, or, under the provisions of the General Statutes of the State of Connecticut.

The preliminary submission should contain the following information:

- A. A general description of the project and how the project design will provide significant benefit to the proposed community and/or the Town and that the neighborhood properties will not be substantially or permanently injured.
- B. A statement regarding the nature of all proposed open spaces and the means by which they will be maintained and their continuity guaranteed.
- C. A statement regarding the proposed types of dwelling units, methods of ownership occupancy and general design concepts.
- D. A proposed schedule for development of the PRD including provision for any phasing of construction of dwellings, utilities, recreational facilities and other services. The Commission may allow bonding to reflect the phasing of construction.
- E. A statement regarding the types and uses of all non-residential structures proposed.

- F. A statement regarding the type of water supply and sewage disposal facilities proposed, the method of establishment of such facilities and the intended ownership, financing and management arrangements.
- G. Computation and data showing compliance with the Zoning regulations.
- H. Such other information that the applicant deems will be of assistance in the consideration of the PRD application.

3.8.3 Preliminary Maps and Plans of the PRD Tract

Seven (7) clear, legible prints, each drawn to a scale of not less than 1" = 40' as follows (these maps may be combined, provided they clearly show all the information required):

- A. Existing Condition Evaluation Map showing the entire tract with the following:
 - 1. Boundaries of the tract and approximate dimensions and the names of all owners.
 - 2. Existing contours at intervals not exceeding two feet in building areas and sewage disposal areas and ten feet elsewhere.
 - 3. Significant topographic features, such as all wetlands and water courses, rock outcroppings, wooded and other vegetation areas by type and other natural features.
 - 4. General soil types by Soil Conservation Service classification.
 - 5. The location of any existing structures, trailways, fences and walls.
- B. Sketch Subdivision Plan showing how the tract could reasonably be divided into individual building lots conforming to the Zoning and Subdivision Regulations and served by roads that could conform to the Road Ordinance.
- C. Site Use Plan showing the following:
 - 1. The location of proposed vehicular access into the tract and the principle system of circulation, driveways or streets within the tract.
 - 2. Areas, with boundaries delineated, for dwelling construction and accessory services, and with data on the acreage of such areas and the number and type of dwelling units proposed for each.
 - 3. Areas or sites proposed for recreational facilities and any nonresidential structures.
 - 4. Areas proposed for on site sewage disposal leaching systems.

5. Proposed connection to a public water supply or proposed site for water supply wells and if appropriate water storage facilities.
 6. Areas, with boundaries delineated, for reservation as open space land.
 7. Any existing or proposed restricted areas such as setbacks from the boundary tract, channel encroachment lines and zone boundaries including flood plains.
- D. Sanitation and Water Supply Study Report in five (5) copies presenting: a) Estimates of water supply and sewage disposal requirements; b) Results of soil investigations, including borings, seepage tests and test pits for areas proposed for sewage disposal; c) a description and schematic layout of proposed sewage disposal facilities and; d) a description of the proposed water supply system.

Additional percolation and test pits may be required by the Commission.

The Commission may require that test wells be drilled and the results furnished to the Commission prior to final approval.

All of the above shall be prepared and certified by a Professional Civil Engineer.

- E. Schematic Architectural Drawing in four (4) legible sets of prints illustrating the type of dwelling proposed in the PRD, provided however that such drawings are not required for single family detached dwellings proposed to be individually constructed and owned on separate lots.

3.8.4 Formal Application

Following Preliminary Consideration, the applicant for a PRD shall submit the following for final approval:

- A. A PRD Application Form: as prescribed by the Commission completed and signed by the applicant and also signed by the owner of the land in the PRD if different from the applicant.
- B. Final Plan: This map shall cover the entire PRD tract proposed for final approval.
- C. Site Improvement Plans: These plans shall cover all proposed streets, driveways, utilities including drainage, water supply and distribution system and sewage disposal system, provisions for erosion and sedimentation control and other improvements for the area covered by the Final Plan. Roadway Plans shall conform to Section 4.6 and be of a scale of 1" = 40' minimum. Areas requiring extensive grading shall be on a scale of 1" = 20'.
- D. Grading and Landscape Plans: These plans shall cover all areas included in and at the same scale as the Final Plan and shall show at least the following information:
 1. Areas to be graded with the existing and final contours at 2' intervals.

2. Layout of proposed areas to be seeded and landscaped.
 3. Proposed type of planting by common name and general location.
 4. Type of trees to be planted and existing trees to remain in construction areas.
- E. Design Development Architectural Drawings: Architectural drawings of all typical buildings other than single family detached dwellings to be individually constructed and owned on separate lots, as proposed for construction, prepared by a registered architect, shall be submitted for design review to determine whether they meet the standards of PRD. These shall include, but not be limited to:
1. Basement plans (if any).
 2. First, second and third floor plans as proposed.
 3. Front, side and rear elevations of all dwelling, supporting, recreational and non-recreational structures.
 4. Overall perspectives of typical grouping, courtyards or other views of proposed structures.
 5. Outline specifications showing types of construction proposed and adequate to obtain a building permit under Building Code of the Town of New Milford.
- F. Sanitation and Water Supply Report: Five (5) copies of: a) computations for water supply and sewage disposal systems; b) the results of test well pumping if public water supply is not to be provided; c) the design plan for sewage disposal and water supply.
- G. A check payable to the Town of New Milford in the amount equal to \$20.00 for each bedroom in the proposed PRD.

3.8.5 Public Hearing

Before granting final approval of a PRD, the Commission will conduct a public hearing in accordance with the General Statutes of the State of Connecticut.

3.8.6 Final Review

The Commission shall review the submission for completeness and may request the submission of additional information deemed necessary to clarify or complete the application.

3.8.7 Final Approval

The Commission shall act on the application in accordance with Section 3.4.

3.8.8 Performance Bond

The Commission shall require a cash performance bond guaranteeing completion of all public improvements in accordance with Section 3.7. An additional site performance bond may be required to guarantee completion of all utilities and other site improvements before a Certificate of Occupancy is issued.

3.8.9 Filing

The Final Plan shall be filed or recorded by the applicant in the office of the Town Clerk in accordance with Section 3.11.

3.8.10 Changes In Approved PRD

If during the development of construction of the PRD, any changes are proposed or required which affect the approved Final Plan and supporting plans, or are not in accordance with the stipulations of approval, the appropriate maps, plans and documents showing such changes shall be submitted to the Commission before effecting or implementing such changes. If the changes do not affect the approved density of bedrooms or reduce the amount of open space, or alter conditions imposed by the Commission, the Commission may approve the changes by resolution and notice of such action shall be sent to the applicant within 10 days and thereafter such approved changes may be effected or implemented. If the changes do affect the approved density of bedrooms or reduce the amount of open space or alter conditions imposed by the Commission, such changes may be made only after a new submission of a PRD application, which shall be considered by the Commission in accordance with the General Statutes of the State of Connecticut. The Application Fee for such revisions shall be determined by the Commission.